



Planning and Development
Clyde "C.B." Strain, Director

PLANNING AND ZONING COMMISSION AGENDA

Wednesday, February 8th, 2017, 6:00 p.m.
City Hall Council Chambers

*** Call to Order / Roll Call

*** Approval of January 11th, 2017 Meeting Minutes

PUBLIC HEARINGS

ITEM ONE: CASE # 16-00600003: Request by Rehoboth Christian School Association, property owner, for the Rezoning of approximately 11.04 acres **FROM** Planned Mixed Use (PMU-M) **TO** Single Family Residential (RS-2) Zoning District and approximately 93.53 acres **FROM** Heavy Commercial (C3-B) **TO** Single Family Residential (RS-2) Zoning District

ITEM TWO: CASE # 17-00700001: Request by Nafiz Abusufiah, on behalf of Mohammad Safiah, property owner, for a Conditional Use Permit to allow the operation of a used car sales lot in an Industrial Zoning District. The property is located at 100 West Historic Highway 66.

ITEM THREE: CASE # 14-00200005: Request by Ahmad Ayesh, property owner, for Final Plat approval of a Major Subdivision; Replat No. 1 of Lots 1 and 2, Sunrise Subdivision.

ITEM FOUR: CASE # 13-00200008: Request by Khalaf Investments, Inc., property owner, for Final Plat Approval of La Paloma Subdivision Unit One, containing 34 lots.

ITEM FIVE: CASE # 16-00600004: Request by Khalaf Investments, Inc. property owner for the rezoning of 34 lots in Unit One of the La Paloma Subdivision. The request is to rezone Lots 1 thru 22, Block 1 and Lots 1 thru 12, Block 2, La Paloma Subdivision Unit One, from Single Family Residential District (RS-1) to Single Family Residential District (RS-2).

INFORMATION ITEMS

ITEM SIX: City Council Actions Taken

ITEM SEVEN: January 2017 Building Permit Activity Report

*** Open Floor

*** Adjourn

Planning & Zoning Commission
January 11th, 2017 Minutes
City Council Chambers

The regular meeting of the Planning and Zoning Commission was called to order at 6:00 p.m. by Vice-Chairwoman Mackenzie-Chavez.

Upon roll call, the following were present:

Vice-Chairperson K. Mackenzie-Chavez
Commissioner J. Dooley
Commissioner F. Pawlowski
Commissioner F. Kozeliski
Commissioner M. Long
Commissioner L. Miller

Upon roll call, the following were absent:

Chairman K. Wilson

Presented to the Chairman and Commissioners for their approval were the minutes of the November 8th, 2016 regular meeting. Commissioner Pawlowski motioned for approval of minutes as presented. Seconded by Commissioner Kozeliski, A.V.A. Motion Carried.

Acting Chairwoman Mackenzie-Chavez administered the oath required by state law for public forum.

ITEM ONE: CASE# 17-01100001: Annual Open Meetings Act, Resolution # RP2017-01. The Open Meetings Act requires that the Planning and Zoning Commission (at least) annually review what constitutes reasonable notice to the public of its meetings. Accordingly, the resolution is presented to the Board for consideration and approval.

CB explained that this item comes before the Commission at the first meeting of every year. Everyone has expressed that the new time of 6:00 p.m. has worked fine. The only change this year is that per State Law, the written agenda must be available to the public a minimum of 72 hours prior to meeting. In the past it had to be available a minimum of 24 hours prior to meeting. No other changes to our resolution are being considered.

Commissioner Dooley asked if the timeframe for the agenda was lengthened or shortened. CB replied that we must make the agenda available to the public sooner now. Commissioner Dooley then asked if this would affect anyone submitting an application for item to come before the commission. CB replied that it will not affect the application submittal timeframe as all applications must be submitted on the 2nd Friday of the month prior to the Planning and Zoning Commission Meeting.

Motion was made by Commissioner Dooley for approval of this item as presented by staff. Seconded by Commissioner Pawlowski. A.V.A., Motion Carried.

ITEM TWO: CASE # 16-00600003: Request by Rehoboth Christian School Association, property owner, for the Rezoning of approximately 11.04 acres **FROM** Planned Mixed Use (PMU-M) **TO** Single Family Residential (RS-2) Zoning District and approximately 93.53 acres **FROM** Heavy Commercial (C3-B) **TO** Single Family Residential (RS-2) Zoning District. Said property is located with the majority

to the north and south of portions of Churchrock Street near Vandenbosch Parkway & a 1.337 acre m/l parcel between E. Historic Highway 66 and I'40.

As no one was present to represent Rehoboth Christian School Association, the item was not discussed at this time.

It was later discovered that the notice that was sent to the applicant providing the date and time of meeting listed the incorrect time. The notice had the time of meeting as 7:00 pm and not 6:00 pm. The applicants did arrive at the City Council Chambers at 6:45 but the meeting had already adjourned. Chairman Mackenzie-Chavez reconvened the meeting at 6:47 pm.

ITEM THREE: CASE # 16-01000002: Request by Samuel Soohoo, on behalf of Viro Corporation, property owner, to vacate the undeveloped portions Barbara Avenue and Truman Street for future Development. The property is located north of the Chaparral Trailer Park.

CB informed the Commission that in 1962 Rights-of-Way were dedicated which created Barbara Avenue and Truman Street as well as a couple of other streets. This document was in the form a deed and recorded at the McKinley County Clerk's Office. The portions of Barbara Avenue and Truman Street being discussed tonight were never improved or developed. Currently, Mr. SooHoo is considering purchasing the unplatted land for future development. These two undeveloped streets, or rights-of-ways, are located on the land being considered for purchase. The undeveloped rights-of-way diminish the developable area of the property. Mr. Soohoo, and the current property owner agrees, is asking to vacate portions of Barbara Avenue and Truman Street thus they would no longer be considered "rights-of-way" and the property will revert to the property owner. This will relieve the property owner of the requirements to improve the rights-of-way with curb, gutter, sidewalk, pavement, and water & wastewater. However, there are existing electrical lines and drainage that runs through the parcel. So in place of the rights-of-way, we will need to dedicate easements to allow for the existing electrical lines and drainage. Doing so will allow for options to develop this area for commercial use or whatever the purchaser would like.

CB reminded the Commission that they will be voting on a recommendation to present to City Council on the 24th of January, whether to approve or disapprove the request. CB also informed the Commission that DePauli Engineering is preparing drainage and utility easement documents with metes and bounds to be presented to our Mayor for signature prior to the vacation request being presented to City Council on the 24th.

Commissioner Kozeliski asked if Aztec Avenue, adjacent to the property being discussed, is included in the vacation request. CB replied that it is not, the only areas being vacated are the unimproved portions of Barbara Avenue and Truman Street.

Regarding the drainage issue, Chairman Mackenzie-Chavez asked if the problem is being addressed as this area has a huge drainage problem. CB replied that currently Public Works Department is working with DePauli Engineering and are in the process of designing a drainage plan for this area. They are working on solving the drainage issue for this area, and as mentioned earlier drainage easement documents are being prepared for submittal to Mayor prior to the City Council presentation of the vacation.

Commissioner Miller noted that there is no mention of water or sewer and asked why not. CB explained that there is currently no water or sewer only electrical is located on site. CB further explained where water and sewer would need to be acquired from and the reasons why.

Mr. Frank Mraz, representing Viro Corporation, explained that this property has had no development primarily due to the drainage issues at this site. The water drains from the property from the east and unto the adjacent properties to the west causing problems for the property owners. He feels these

vacations will present a great opportunity for development once the drainage and utility easements are in place. He asked the Commission to consider this item and submit a positive recommendation to City Council.

Mr. Michael DePauli from ReMax Combined Investments, representing the prospective buyer of this property, agreed with the comments made by Mr. Mraz. He noted that the rights-of-ways need to be vacated in order to allow for development. He does not know exactly what will be developed at this site, but he does feel without the vacations any future development is seriously limited. He described the area noting that due to the drainage issue, it is continually flooded, and there is a continual transient problem. He concluded by stating that making this area developable will help the entire neighborhood.

Motion was made by Commissioner Kozeliski to submit a positive recommendation to City Council for approval of this item as presented by staff. Seconded by Commissioner Pawlowski. A.V.A., Motion Carried.

INFORMATION ITEMS

ITEM FOUR: City Council Actions Taken / P&Z Commissioner Attendance 2016

ITEM FIVE: November & December 2016 Building Permit Activity Report

There was a brief discussion regarding the newly developed La Paloma and Sunrise Subdivisions. CB addressed each of the questions presented by the Commissioners. Some of the Commissioners also asked about the updates to City Code regarding curb, gutter and sidewalk requirements for any new developments and the many stop signs within Gallup. CB did inform the Commissioners that any questions regarding the stop signs in town should be directed to the Public Works Department.

ITEM SIX: Building Permit Five-Year Comparison {2012 thru 2016}

ITEM SEVEN: Planning & Zoning Agenda Five-Year Activity Report {2012 thru 2016}

Prior to adjournment, CB did inform the Commission that City Council has approved his request for funding to re-write our Land development Standards. The RFP went out last week and the Purchasing Department should be reviewing all the RFP's by mid-February and hopefully have a firm selected by the end of February. He advised the Commission that he may be looking for members of the Commission to assist on the steering committee when the time comes. CB answered all questions presented to him regarding the update of our LDS.

Commission Adjourned at 6:40 p.m

The regular meeting of the Planning and Zoning Commission was reconvened as representatives from Rehoboth Christian School Association arrived. The meeting was called to order at 6:47 p.m. by Vice-Chairwoman Mackenzie-Chavez.

As was mentioned in the minutes previously, it was later discovered that the notice that was sent to the applicant regarding Agenda Item Two, Case # 16-00600003 which provided the date and time of meeting, listed the incorrect time. The notice had the time of meeting as 7:00 pm and not 6:00 pm. The

representatives arrived at the City Council Chambers at 6:45 but the meeting had already adjourned. Chairman Mackenzie-Chavez reconvened the meeting at 6:47 pm.

After apologizing to the representatives from Rehoboth Christian School Association, it was agreed that this item will be tabled until next month's meeting.

Motion was made by Commissioner Kozeliski to table Item Two, the Rezone request by Rehoboth Christian School Association, until the next meeting which will be held on March 8th, 2017. Seconded by Commissioner Pawlowski. A.V.A., Motion Carried.

PLANNING & ZONING COMMISSION

KENT WILSON, CHAIRMAN

ATTEST:

CLYDE (C.B.) STRAIN
SECRETARY TO PLANNING & ZONING



**CITY OF
GALLUP**

January 26, 2017

Jackie McKinney, Mayor
Linda Garcia, District 1 Councilor
Allan Landavazo, District 2 Councilor
Yogash Kumar, District 3 Councilor
Fran Palochak, District 4 Councilor
Maryann Ustick, City Manager
George W. Kozeliski, City Attorney



MEMORANDUM

TO: Planning and Zoning Commission

FROM: Clyde (C.B.) Strain, Planning & Development Dir. 

REF: Resolution RP2017-02: request by Rehoboth Christian School, property owners, for a change in zoning designation for certain real properties from Heavy Commercial (C3-B) Zoning District to Single Family Residential (RS-2) Zoning District and from Planned Mixed Use (PMU-M) Zoning District to Single Family Residential (RS-2) Zoning District.

BACKGROUND

Rehoboth Christian School, property owners, have petitioned the Gallup Planning and Zoning Commission for a change in zoning designation for certain real properties described as follows:

- From Heavy Commercial (C-3B) Zoning District to Single Family Residential (RS-2) Zoning District for Tracts D-3-A and D-4 of the Rehoboth Christian School Annexation and Lot 4 of the Indian Hills Subdivision Unit No. 10.
- From Planned Mixed Use (PMU-M) Zoning District to Single Family Residential (RS-2) Zoning District for Lots 1 through 5, Block 1, Rehoboth Subdivision Unit One, Lots 1 through 4, Block 2, Rehoboth Subdivision Unit One and Lot 12, Block 6, Rehoboth Subdivision Unit One.

The property is generally located at the intersection of Churchrock Street and Vandebosch Parkway located both north and south of Churchrock Street and east and west of Vandebosch Parkway, more particularly described as Lots 1 through 5, Block 1, Lots 1 through 4, Block 2 and Lot 12, Block 6 Rehoboth Subdivision Unit one, and east of Vandebosch Parkway both north and south of Churchrock Street, more particularly Described as Tracts D-3-A and D-4 of the Rehoboth Christian School Annexation, and a tract of land directly north of Rehoboth School and Interstate 40, more particularly described as Lot 4, Indian Hills Subdivision Unit No. 10.

DISCUSSION

Subsection 10-4K-2B2 of the City of Gallup Land Development Standards states that amendments to the official zoning map which involve a particular area of land may be made by the Council on its own motion or upon request of the Planning and Zoning Commission, or the person or persons holding fifty one percent (51%) or more of the

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ownership of the area of land may request the Planning and Zoning Commission to amend the map upon a determination that there are sufficient grounds for the amendment. In this case property owner Rehoboth Christian School represent 100% ownership of the properties proposed for rezone and as such are making the request for a zoning map amendment to the Planning and Zoning Commission.

Subject properties are currently zoned Heavy Commercial (C-3B) Zoning District and Planned Mixed Use (PMU-M) Zoning District. The property owners wish to rezone Tract D-3-A containing 66.50 acres from Heavy Commercial (C-3B) Zoning District to Single Family Residential (RS-2) Zoning District to allow for construction of sports fields to service the Rehoboth Christian School. This type of use would fall under the category of "Parks and recreational areas serving a specific residential neighborhood or development and which are noncommercial in nature", and is a permitted use per Section 10-4B-1B "Permitted Principal and Conditional Uses and Structures" of the City of Gallup Land Development Standards. The proposed RS-2 zoning designation is consistent with properties immediately contiguous to and to the west of the subject property therefore there would not be an issue with illegal spot zoning.

The property owners also wish to rezone the properties zoned as Planned Mixed Use (PMU-M) Zoning District, as listed above, to Single Family Residential (RS-2) Zoning District in order to allow for single family development. Again the proposed RS-2 zoning designation is consistent with properties immediately contiguous to and to the south of the subject properties therefore illegal spot zoning would not be an issue.

Additionally the property owners wish to rezone Tract D-4 of the Rehoboth Christian School Annexation and Lot 4 of the Indian Hills Subdivision Unit No. 10 from Heavy Commercial (C-3B) Zoning District to Single Family Residential (RS-2) Zoning District. Both properties front Interstate 40 and as such are not suitable for residential development. The existing heavy commercial zoning designation is better suited for these properties based on their proximity to the Interstate 40 interchange. Also Lot 4 of the Indian Hills Subdivision Unit No. 10 is a single tract of land make rezoning this tract of land a spot zone which is illegal and not allowed per state law. The current zoning designation for these properties was taken into consideration when the Rehoboth properties were annexed into the City. When annexed these properties were purposely zoned heavy commercial because of the prime location and proximity to the interstate. Furthermore the request for rezone of these properties does not meet the Limitations and Grounds for Zoning Amendments per Section 10-4K-2A of the Zoning Amendment Requirements and Procedures. For these reasons staff does not support rezoning Tract D-4 of the Rehoboth Christian School Annexation and Lot 4 of the Indian Hills Subdivision Unit No. 10 from Heavy Commercial (C-3B) Zoning District to Single Family Residential (RS-2) Zoning District.

Section 10-4K-2A of the City of Gallup Land Development Standards list Limitations and Grounds for Zoning Amendments. A copy of Section 10-4K-2A is included in your agenda packed and marked as "Exhibit A" for your review.

FINDINGS OF FACT AND CONCLUSION OF LAW

Section 10-4K-2A sets forth grounds and limitations for zoning map amendments as shown in exhibit "A". It is the findings of staff that the request to change the zoning designation for Tract D-3-A of the Rehoboth Christian School Annexation from Heavy Commercial (C-3B) Zoning District to Single Family Residential (RS-2) Zoning District to allow for construction of sports fields to service the Rehoboth Christian School meets the following Limitations and Grounds for Zoning Amendments:

1. Due to changing circumstances of land use in the area, the proposed zoning district would be better suited to the area than the existing zoning district.
2. The social, economic or environmental interests of the general public good would be better served by the proposed zoning district than the existing one.

It is the findings of staff that the request to change the zoning designation for Lots 1 through 5, Block 1, Rehoboth Subdivision Unit One, Lots 1 through 4, Block 2, Rehoboth Subdivision Unit One and Lot 12, Block 6, Rehoboth Subdivision Unit One from Planned Mixed Use (PMU-M) Zoning District to Single Family Residential (RS-2) Zoning District meets the following Limitations and Grounds for Zoning Amendments:

1. Due to changing circumstances of land use in the area, the proposed zoning district would be better suited to the area than the existing zoning district.
2. The social, economic or environmental interests of the general public good would be better served by the proposed zoning district than the existing one.

It is the findings of staff that the request to change the zoning designation for Tract D-4 of the Rehoboth Christian School Annexation and Lot 4 of the Indian Hills Subdivision Unit No. 10 from Heavy Commercial (C-3B) Zoning District to Single Family Residential (RS-2) Zoning District does not meet the Limitations and Grounds for Zoning Amendments as required in Section 10-4K-2 "Zoning Amendment Requirements and Procedures: Subsection A "Limitations and Grounds for Zoning Amendments" of the City of Gallup Land Development Standards. Staff recommends denying the request for a change in zoning designation for Tract D-4 of the Rehoboth Christian School Annexation and Lot 4 of the Indian Hills Subdivision Unit No. 10.

RESOLUTION NO. RP2017-02

A RESOLUTION [] GRANTING [] DENYING A REQUEST BY REHOBOTH CHRISTIAN SCHOOL ASSOCIATION, PROPERTY OWNERS, FOR A CHANGE IN ZONING DESIGNATION FOR CERTAIN DESCRIBED REAL PROPERTY FROM HEAVY COMMERCIAL (C-3B) ZONING DISTRICT TO SINGLE FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT AND FROM PLANNED MIXED USE (PMU-M) ZONING DISTRICT TO SINGLE FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT.

WHEREAS, Rehoboth Christian School Association, property owners, have petitioned the Gallup Planning and Zoning Commission for a zoning map amendment of certain described real property as follows:

- From Planned Mixed Use (PMU-M) Zoning District to Single Family Residential (RS-2) Zoning District for Lots 1 through 5, Block 1, Rehoboth Subdivision Unit One, Lots 1 through 4, Block 2, Rehoboth Subdivision Unit One and Lot 12, Block 6, Rehoboth Subdivision Unit One.
- From Heavy Commercial (C-3B) Zoning District to Single Family Residential (RS-2) Zoning District for Tract D-3-A of the Rehoboth Christian School Annexation.

The property is generally located at the intersection of Churchrock Street and Vandenbosch Parkway located both north and south of Churchrock Street and east and west of Vandenbosch Parkway, more particularly described as Lots 1 through 5, Block 1, Lots 1 through 4, Block 2 and Lot 12, Block 6 Rehoboth Subdivision Unit one, and east of Vandenbosch Parkway north of Churchrock Street, more particularly Described as Tracts D-3-A of the Rehoboth Christian School Annexation; and

WHEREAS, the purpose of the change on zone designation is to allow for construction of sports fields to service the Rehoboth Christian School and to allow for single family residential development; and

WHEREAS, Subsection 10-4K-2B2 of the City of Gallup Land Development Standards states that amendments to the official zoning map which involve a particular area of land may be made by the Council on its own motion or upon request of the Planning and Zoning Commission, or the person(s) holding fifty one percent (51%) or more of the ownership of the area of land may request the Planning and Zoning Commission to amend the map upon a determination that there are sufficient grounds for the amendment; and

WHEREAS, Rehoboth Christian School Association, property owner, hold one hundred percent (100%) of the ownership of the area of land involved in the proposed zoning map amendment described as follows:

- From Planned Mixed Use (PMU-M) Zoning District to Single Family Residential (RS-2) Zoning District for Lots 1 through 5, Block 1, Rehoboth Subdivision Unit One, Lots 1 through 4, Block 2, Rehoboth Subdivision Unit One and Lot 12, Block 6, Rehoboth Subdivision Unit One.

- From Heavy Commercial (C-3B) Zoning District to Single Family Residential (RS-2) Zoning District for Tracts D-3-A and D-4 of the Rehoboth Christian School Annexation and Lot 4 of the Indian Hills Subdivision Unit No. 10.

The property is generally located at the intersection of Churchrock Street and Vandembosch Parkway located both north and south of Churchrock Street and east and west of Vandembosch Parkway, more particularly described as Lots 1 through 5, Block 1, Lots 1 through 4, Block 2 and Lot 12, Block 6 Rehoboth Subdivision Unit one, and east of Vandembosch Parkway north of Churchrock Street, more particularly Described as Tracts D-3-A of the Rehoboth Christian School Annexation; and

WHEREAS, Section 10-4K-2A of the Gallup Land Development Standards sets forth minimum grounds and limitations for zoning map amendments; and

WHEREAS, It is the findings of staff that the request to change the zoning designation for Lots 1 through 5, Block 1, Rehoboth Subdivision Unit One, Lots 1 through 4, Block 2, Rehoboth Subdivision Unit One and Lot 12, Block 6, Rehoboth Subdivision Unit One from Planned Mixed Use (PMU-M) Zoning District to Single Family Residential (RS-2) Zoning District meets the following Limitations and Grounds for Zoning Amendments:

1. Due to changing circumstances of land use in the area, the proposed zoning district would be better suited to the area than the existing zoning district.
2. The social, economic or environmental interests of the general public good would be better served by the proposed zoning district than the existing one.

WHEREAS, it is the findings of staff that the request to change the zoning designation for Tract D-3-A of the Rehoboth Christian School Annexation from Heavy Commercial (C-3B) Zoning District to Single Family Residential (RS-2) Zoning District to allow for construction of sports fields to service the Rehoboth Christian School meets the following Limitations and Grounds for Zoning Amendments:

1. Due to changing circumstances of land use in the area, the proposed zoning district would be better suited to the area than the existing zoning district.
2. The social, economic or environmental interests of the general public good would be better served by the proposed zoning district than the existing one; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission after notice as required by law; and

WHEREAS, the Planning and Zoning Commission deems it in the best interest of the public that this application be [] granted [] denied.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GALLUP, SITTING AS THE BOARD OF ADJUSTMENT, that:

1. The application, Case #16-00600003, for a change in zoning designation from Planned Mixed Use (PMU-M) Zoning District to Single Family Residential (RS-2) Zoning District for Lots 1 through 5, Block 1, Rehoboth Subdivision Unit One, Lots 1 through 4, Block 2, Rehoboth Subdivision Unit One and Lot 12, Block 6, Rehoboth Subdivision Unit One and from Heavy Commercial (C-3B) Zoning District to Single Family Residential (RS-2) Zoning District for Tract D-3-A of the Rehoboth Christian School is hereby [] granted [] denied.
2. The rezone if approved is subject to compliance with the regulations of the Single Family Residential (RS-2) Zoning District.
3. The rezone pertains only to the properties described herein.

PASSED, ADOPTED AND APPROVED THIS 8TH DAY OF FEBRUARY 2017

CITY OF GALLUP, MCKINLEY COUNTY

BY: _____
KENT WILSON, CHAIRMAN
PLANNING AND ZONING COMMISSION

ATTEST:

Clyde (C.B.) Strain, Planning & Development Director
Secretary Planning and Zoning Commission

RESOLUTION NO. RP2017-02

A RESOLUTION [] GRANTING [] DENYING A REQUEST BY REHOBOTH CHRISTIAN SCHOOL ASSOCIATION, PROPERTY OWNERS, FOR A CHANGE IN ZONING DESIGNATION FOR CERTAIN DESCRIBED REAL PROPERTY FROM HEAVY COMMERCIAL (C-3B) ZONING DISTRICT TO SINGLE FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT AND FROM PLANNED MIXED USE (PMU-M) ZONING DISTRICT TO SINGLE FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT.

WHEREAS, Rehoboth Christian School Association, property owners, have petitioned the Gallup Planning and Zoning Commission for a zoning map amendment of certain described real property as follows:

- From Planned Mixed Use (PMU-M) Zoning District to Single Family Residential (RS-2) Zoning District for Lots 1 through 5, Block 1, Rehoboth Subdivision Unit One, Lots 1 through 4, Block 2, Rehoboth Subdivision Unit One and Lot 12, Block 6, Rehoboth Subdivision Unit One.
- From Heavy Commercial (C-3B) Zoning District to Single Family Residential (RS-2) Zoning District for Tracts D-3-A and D-4 of the Rehoboth Christian School Annexation and Lot 4 of the Indian Hills Subdivision Unit No. 10.

The property is generally located at the intersection of Churchrock Street and Vandenbosch Parkway located both north and south of Churchrock Street and east and west of Vandenbosch Parkway, more particularly described as Lots 1 through 5, Block 1, Lots 1 through 4, Block 2 and Lot 12, Block 6 Rehoboth Subdivision Unit one, and east of Vandenbosch Parkway both north and south of Churchrock Street, more particularly Described as Tracts D-3-A and D-4 of the Rehoboth Christian School Annexation, and a tract of land directly north of Rehoboth School and Interstate 40, more particularly described as Lot 4, Indian Hills Subdivision Unit No. 10; and

WHEREAS, the purpose of the change on zone designation is to allow for construction of sports fields to service the Rehoboth Christian School and to allow for single family residential development; and

WHEREAS, Subsection 10-4K-2B2 of the City of Gallup Land Development Standards states that amendments to the official zoning map which involve a particular area of land may be made by the Council on its own motion or upon request of the Planning and Zoning Commission, or the person(s) holding fifty one percent (51%) or more of the ownership of the area of land may request the Planning and Zoning Commission to amend the map upon a determination that there are sufficient grounds for the amendment; and

WHEREAS, Rehoboth Christian School Association, property owner, hold one hundred percent (100%) of the ownership of the area of land involved in the proposed zoning map amendment described as follows:

- From Planned Mixed Use (PMU-M) Zoning District to Single Family Residential (RS-2) Zoning District for Lots 1 through 5, Block 1, Rehoboth Subdivision Unit One, Lots 1

through 4, Block 2, Rehoboth Subdivision Unit One and Lot 12, Block 6, Rehoboth Subdivision Unit One.

- From Heavy Commercial (C-3B) Zoning District to Single Family Residential (RS-2) Zoning District for Tracts D-3-A and D-4 of the Rehoboth Christian School Annexation and Lot 4 of the Indian Hills Subdivision Unit No. 10.

The property is generally located at the intersection of Churchrock Street and Vandenbosch Parkway located both north and south of Churchrock Street and east and west of Vandenbosch Parkway, more particularly described as Lots 1 through 5, Block 1, Lots 1 through 4, Block 2 and Lot 12, Block 6 Rehoboth Subdivision Unit one, and east of Vandenbosch Parkway both north and south of Churchrock Street, more particularly Described as Tracts D-3-A and D-4 of the Rehoboth Christian School Annexation, and a tract of land directly north of Rehoboth School and Interstate 40, more particularly described as Lot 4, Indian Hills Subdivision Unit No. 10; and

WHEREAS, Section 10-4K-2A of the Gallup Land Development Standards sets forth minimum grounds and limitations for zoning map amendments; and

WHEREAS, It is the findings of staff that the request to change the zoning designation for Lots 1 through 5, Block 1, Rehoboth Subdivision Unit One, Lots 1 through 4, Block 2, Rehoboth Subdivision Unit One and Lot 12, Block 6, Rehoboth Subdivision Unit One from Planned Mixed Use (PMU-M) Zoning District to Single Family Residential (RS-2) Zoning District meets the following Limitations and Grounds for Zoning Amendments:

1. Due to changing circumstances of land use in the area, the proposed zoning district would be better suited to the area than the existing zoning district.
2. The social, economic or environmental interests of the general public good would be better served by the proposed zoning district than the existing one.

WHEREAS, it is the findings of staff that the request to change the zoning designation for Tract D-3-A of the Rehoboth Christian School Annexation from Heavy Commercial (C-3B) Zoning District to Single Family Residential (RS-2) Zoning District to allow for construction of sports fields to service the Rehoboth Christian School meets the following Limitations and Grounds for Zoning Amendments:

1. Due to changing circumstances of land use in the area, the proposed zoning district would be better suited to the area than the existing zoning district.
2. The social, economic or environmental interests of the general public good would be better served by the proposed zoning district than the existing one; and

WHEREAS, it is the findings of staff that the request for a change in zoning designation for Tract D-4 of the Rehoboth Christian School Annexation and Lot 4 of the Indian Hills Subdivision Unit No. 10 from Heavy Commercial (C-3B) Zoning District to Single Family Residential (RS-2) Zoning

District does not meet the Limitations and Grounds for Zoning Amendments as required per Section 10-4K-2A of the City of Gallup Land Development Standards; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission after notice as required by law; and

WHEREAS, the Planning and Zoning Commission deems it in the best interest of the public that this application be [] granted [] denied.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GALLUP, SITTING AS THE BOARD OF ADJUSTMENT, that:

1. The application, Case #16-00600003, for a change in zoning designation from Planned Mixed Use (PMU-M) Zoning District to Single Family Residential (RS-2) Zoning District for Lots 1 through 5, Block 1, Rehoboth Subdivision Unit One, Lots 1 through 4, Block 2, Rehoboth Subdivision Unit One and Lot 12, Block 6, Rehoboth Subdivision Unit One and from Heavy Commercial (C-3B) Zoning District to Single Family Residential (RS-2) Zoning District for Tracts D-3-A and D-4 of the Rehoboth Christian School Annexation and Lot 4 of the Indian Hills Subdivision Unit No. 10 is hereby [] granted [] denied.
2. The rezone if approved is subject to compliance with the regulations of the Single Family Residential (RS-2) Zoning District.
3. The rezone pertains only to the properties described herein.

PASSED, ADOPTED AND APPROVED THIS 8TH DAY OF FEBRUARY 2017

CITY OF GALLUP, MCKINLEY COUNTY

BY: _____
KENT WILSON, CHAIRMAN
PLANNING AND ZONING COMMISSION

ATTEST:

Clyde (C.B.) Strain, Planning & Development Director
Secretary Planning and Zoning Commission

APPLICATION FOR REZONING
(ZONE CHANGE)

AMENDMENTS TO THE OFFICIAL ZONING MAP OR TEXT OF THE ZONING ORDINANCE ARE INITIATED BY APPLICATION TO THE CITY ON PRESCRIBED FORMS. EACH APPLICATION FOR ANY AMENDMENT TO THE OFFICIAL ZONING MAP MUST BE ACCOMPANIED BY AN ACCURATE PLOT PLAN, SITE PLAN, BUILDING DEVELOPMENT PLAN, SKETCH PLAN, PROGRAM OR DEVELOPMENT, OR OTHER RELATED MATERIAL AND INFORMATION AS REQUIRED BY THE CITY. AFTER AN APPLICATION FOR AN AMENDMENT IS ADVERTISED FOR PUBLIC HEARING BY THE PLANNING & ZONING COMMISSION, ANOTHER APPLICATION FOR A CHANGE FOR THE SAME PROPERTY OF THE TEXT MAY NOT BE FILED WITHIN TWELVE (12) MONTHS FROM THE DATE OF FINAL ACTION BY THE GOVERNING BODY ON THE APPLICATION.

PROPERTY OWNER INFORMATION:

Name: Rehoboth Christian School Association
Address: PO Box 41 City: Rehoboth State: NM Zip Code: 87322
Telephone: 505 863 4412 Fax: 505 863 2185

APPLICANT INFORMATION:

Name: James R. DeMol - Rehoboth Christian School Finance Director
Address: PO Box 41 City: Rehoboth State: NM Zip Code: 87322
Telephone: 505 863 4412 Fax: 505 863 2185

SITE ADDRESS: see attached LEGAL DESCRIPTION: Lot: _____ Block: _____ Subdivision: _____
Other (if not lot and block): C3B PMU
TOTAL SITE ACREAGE: 9/acs. DESCRIPTION OF REQUESTED USE: RS2 or RHZ

PRESENT ZONING DESIGNATION OF THE LAND: C3B, PMU REQUESTED ZONE CHANGE*: RS2

*PMU District may require submittal of a Master Plan. Check here ☐ if Master Plan is included.

REASON(S) FOR THE REQUESTED CHANGE: Recent purchase and request zoning change to conform to our similar land holdings

****ATTACH A SITE PLAN OF THE PROPOSED DEVELOPMENT / PROJECT ****

Rehoboth Christian School Association 11/28/16
Print Property Owner's Name Signature Date

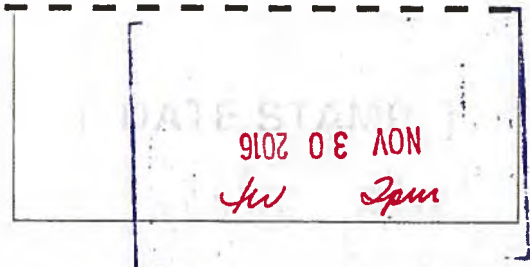
James R. DeMol James R. DeMol 11/28/16
Print Applicant's Name Signature Date
Finance Director

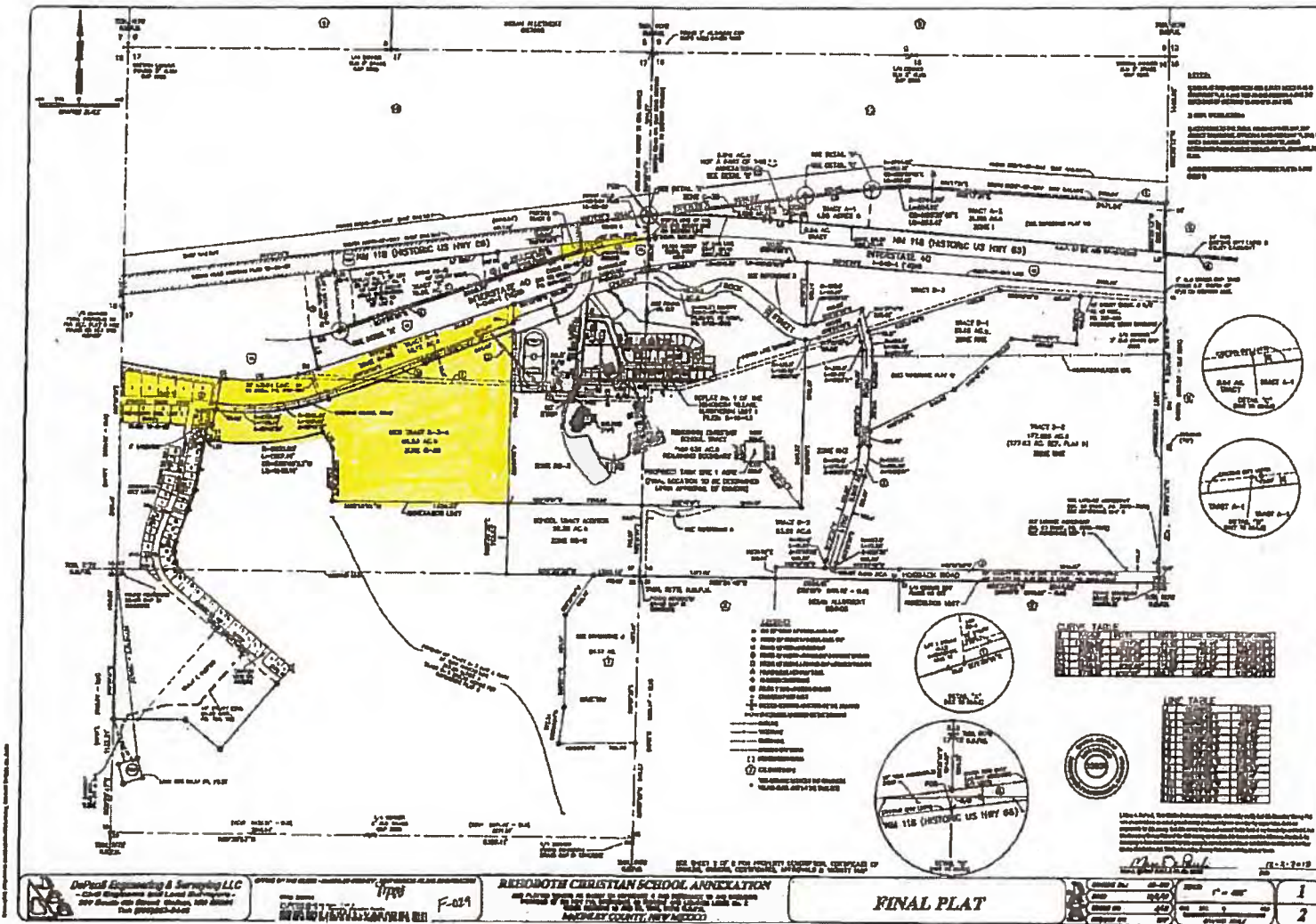
O F F I C E U S E O N L Y

Pre-App. Confr. 11/28/16 Application & Fee Accepted by: _____

Fee Paid: \$ 2400⁰⁰ Method of Payment: CK# 100264

Hearing Date: 1/11/2016 Case #: 16-06600003





zoning change request

D4	16.12 Acres	C3B
D3A	66.50 Acres	C3B
C Lot 4	1.34 Acres	C3B
F	6.54 Acres	PM4
G	.49 Acres	PM4
<hr/>		
91 Acres		

\$150 for 1
\$ 25 for 90

\$ 2400 due

Owner's Policy of Title Insurance

SCHEDULE A

(Continued)

File No.: 15120559 VRW

Policy No.: O-9301-003588814

LEGAL DESCRIPTION

TRACT B

Tract of land lying within the North Half of Section 16, T15N, R17W, N.M.P.M., McKinley County, New Mexico, more particularly described as follows:

Commencing at the Northwest corner of said Section 16 Thence on a New Mexico State Plane West Zone Grid Bearing, S 00° 29' 00" W along Section line 1614.07' to a point on the Southerly line of BN&SF Railway Co. Right-of-Way and the Real Point of Beginning;

commencing Thence continue S 00° 29' 00" W along Section line, 7.82' (7.79') to a point on the Northerly Right-of-Way line of State Road 118;

C3B Thence Easterly along said Right-of-Way line and the arc of a curve to the right, said curve having a radius of 11560.00', a length of 1172.91' and a long chord which bears S 88° 13' 25" E a distance of 1172.41' to a point of tangency;

Thence continue S 85° 19' 01" E along said Right-of-Way line 66.66' to a point;

Thence N 06° 47' 36" W (N06°17'31"W), 196.16' to a point on the Southerly line of BN&SF Railway Co. Right-of-Way;

Thence S 83° 11' 06" W along said Right-of-Way line, 1223.66' to the Real Point of Beginning.

TRACT C **

**THE IDENTIFICATION OF THIS TRACT IS FOR CONVENIENCE ONLY AND IS NOT INTENDED TO MERGE ANY LOTS, ALTER ANY EXISTING DESCRIPTIONS OR AMEND OR ALTER ANY EXISTING FILED SUBDIVISION PLAT.

Tract of Land lying within Section 17, T15N, R17W, N.M.P.M., McKinley County, New Mexico, more particularly described as follows:

Commercial Lot 2A, of Replat No. 1 of Lot 2, INDIAN HILLS SUBDIVISION UNIT 10, as the same is shown on the Plat of said Replat of said Subdivision filed in the office of the County Clerk of McKinley County, New Mexico on September 28, 2005 in Plat Cabinet E, Folio No. 185.

C3B And

Lot 4, INDIAN HILLS SUBDIVISION UNIT 10, as the same is shown on the Plat of said Subdivision filed in the office of the County Clerk of McKinley County, New Mexico on December 20, 2000.

Entrance The roadway portion of Lot 4, Indian Hills Subdivision is conveyed by this Deed but is excepted and excluded from the warranties of this Deed and is quit claimed only. Such roadway is described in Detail H as Strip 1 on the survey prepared by DePauli Engineering & Surveying LLC, dated November 29, 2010 and recorded November 29, 2010 in the office of the County Clerk of McKinley County, New Mexico at Doc# 351989.

Commercial Lot 2B2 of the Replat No. 1 of Lot 2B, INDIAN HILLS SUBDIVISION UNIT 10, as the same is shown on the Plat of said Replat filed in the office of the County Clerk of McKinley County, New Mexico on March 15, 2013 at Doc# 362502.

Stewart Title Guaranty Company

G & P Inc., dba Gallup Title Company
308 S. 2nd Street
Gallup, NM 87301

Owner's Policy of Title Insurance

SCHEDULE A

(Continued)

File No.: 15120559 VRW

Policy No.: O-9301-003588814

TRACT D-2

As shown and designated on the survey prepared by DePauli Engineering & Surveying LLC, dated November 29, 2010 and recorded November 29, 2010 in the office of the County Clerk of McKinley County, New Mexico at Doc# 351989, and also described by metes and bounds as:

A tract of land lying within Section 16, T15N, R17W, N.M.P.M., McKinley County, New Mexico, being more particularly described as follows:

RHZ
Commencing at the Southeast corner of said Section 16; Thence on a New Mexico State Plane West Zone Grid Bearing, N 00°28'12" E along said section line 110.00' to the Real Point of Beginning;
Thence N 89°37'02" W, 2644.07' to a point;
Thence N 89°24'48" W, 653.30' to a point on curve;
Thence along the arc of a curve to the right, having a central angle of 08°23'35", a radius of 357.00', a length of 52.30' and a long chord of 52.25' bearing N 12°59'33" E to a point;
Thence N 17°21'38" E, 921.07' to a point of curvature;
Thence along the arc of a curve to the left, having a central angle of 16°52'37", a radius of 1050.00', a length of 309.28' and a long chord of 308.17' bearing N 08°55'18" E to a point;
Thence N 00°27'59" E, 155.47' to a point;
Thence N 63°31'01" E, 949.95' to a point;
Thence N 48°42'16" E, 770.00' to a point;
Thence S 85°46'11" E, 657.00' to a point;
Thence N 04°13'49" E, 485.00' to a point;
Thence N 85°46'11" W, 821.00' to a point;
Thence S 72°22'49" W, 1400.80' to a point;
Thence N 17°37'11" W, 238.42' to a point;
Thence S 72°22'49" W, 500.00' to a point of curvature;
Thence along the arc of a curve to the right, having a central angle of 18°39'37", a radius of 275.00', a length of 89.56' and a long chord of 89.17' bearing S 81°42'37" W to a point;
Thence N 00°29'00" E, 639.14' to a point on the South Right-of-Way of Interstate 40;
Thence along said Right-of-Way S 85°18'38" E, 3682.88' to a point on the East line of Section 16 and South line of said Interstate 40;
Thence S 00°28'12" W, along said section line 2820.64' to a point, said point being the Real Point of Beginning.

TRACT D-3

RHZ
As shown and designated on the survey prepared by DePauli Engineering & Surveying LLC, dated November 29, 2010 and recorded November 29, 2010 in the office of the County Clerk of McKinley County, New Mexico at Doc# 351989, and also described by metes and bounds as:

A tract of land lying within Sections 17 and 20, T15N, R17W, N.M.P.M., McKinley County, New Mexico, being more particularly described as follows:

Beginning at the West quarter of said Section 20 and the Real Point of Beginning;

Owner's Policy of Title Insurance

SCHEDULE A

(Continued)

File No.: 15120559 VRW

Policy No.: O-9301-003588814

Thence on a New Mexico State Plane West Zone Grid Bearing, N 00°29'47" E along said section line 1132.21' to a point;
Thence S 89°25'43" E, 726.59' to a point;
Thence S 49°30'41" E, 465.35' to a point;
Thence N 40°29'19" E, 874.94' to a point;
Thence N 40°21'24" E, 216.20' to a point;
Thence N 49°32'41" W, 1350.00' to a point;
Thence N 48°25'42" W, 135.12' to a point;
Thence N 31°36'56" W, 104.87' to a point;
Thence N 11°06'02" W, 104.87' to a point;
Thence N 09°24'52" E, 104.87' to a point;
Thence N 19°40'19" E, 346.21' to a point;
Thence N 17°10'19" E, 215.90' to a point;
Thence N 12°10'19" E, 215.90' to a point;
Thence N 09°40'19" E, 450.16' to a point;
Thence S 81°05'48" E, 50.00' to a point;
Thence N 09°40'19" E, 150.16' to a point on curve;
Thence along the arc of a curve to the left, having a central angle of 28°43'38", a radius of 2331.83', a length of 1169.14' and a long chord of 1156.94' bearing N 83°53'49" E;
Thence N 69°32'00" E, 1980.06' to a point;
Thence S 00°36'32" W, 1746.28' to a point;
Thence S 00°36'32" W, 713.53' to a point;
Thence S 89°20'28" E, 887.83' to a point;
Thence S 35°39'29" W, 480.78' to a point;
Thence S 0°22'11" E, 938.81' to a point;
Thence S 08°02'04" W, 372.34' to a point;
Thence N 88°53'54" E, 785.70' to a point on the East line of Section 20;
Thence S 00°27'23" W, 948.93' to the East quarter corner of said Section 20;
Thence along the center of said Section 20, N 89°30'57" W, 5307.11' to the West quarter of Section 20, said point being the Real Point of Beginning.

D3A

Commercial

C3B

66.5 Acre

LESS AND EXCEPT THE FOLLOWING TRACT FROM TRACT D-3

A tract of land lying within Section 20, T15N, R17W, N.M.P.M., McKinley County, New Mexico, being more particularly described as follows:

Commencing at the Northwest corner of said Section 20; Thence on a New Mexico State Plane West Zone Grid Bearing, S 07°09'57" E, 1925.73' to a point, said point being the Northeast corner of the tract and the Real Point of Beginning;

Thence S 16°07'49" E, 199.82' to a point;
Thence S 73°51'13" W, 199.97' to a point;
Thence N 16°07'49" W, 199.82' to a point;
Thence N 73°51'13" E, 199.97' to a point, said point being the Real Point of Beginning.

Owner's Policy of Title Insurance

SCHEDULE A

(Continued)

File No.: 15120559 VRW

Policy No.: O-9301-003588814

TRACT D-4

As shown and designated on the survey prepared by DePauli Engineering & Surveying LLC, dated November 29, 2010 and recorded November 29, 2010 in the office of the County Clerk of McKinley County, New Mexico at Doc# 351989, and also described by metes and bounds as:

A tract of land lying within Section 17, T15N, R17W, N.M.P.M., McKinley County, New Mexico, being more particularly described as follows:

Commencing at the Northeast corner of said Section 17; Thence on a New Mexico State Plane West Zone Grid Bearing, S 00°29'00" W along said section line 2146.49' to a point on curve on the South line of Interstate 40; Thence along the Right-of-Way of said Interstate 40, along the arc of a curve to the left, having a central angle of 08°21'50", a radius of 5605.37', a length of 818.27', and a long chord of 817.54' bearing S 75°48'14" W; Thence S 71°37'18" W, 595.65' to a point, said point being the Real Point of Beginning;

Thence along said Right-of-Way, S 71°37'18" W, 2078.34' to a point of curvature;

Thence along the Right-of-Way of said Interstate 40 and the arc of a curve to the right, having a central angle of 4°30'00", a radius of 2702.97', a length of 212.29', and a long chord of 212.24' bearing S 73°52'18" W to a point of compound curvature;

Thence along the Right-of-Way of said Interstate 40 and the arc of said curve to the right, having a central angle of 20°47'26", a radius of 2030.10', a length of 736.65', and a long chord of 732.61' bearing S 86°31'01" W to a point of compound curvature;

Thence along the Right-of-Way of said Interstate 40 and the arc of a curve to the right, having a central angle of 0°11'39", a radius of 13120.54', a length of 44.45', and a long chord of 44.45' bearing N 82°59'27" W to a point;

Thence S 09°40'19" W, 257.64' to a point on curve;

Thence along the arc of a curve to the left, having a central angle of 28°40'37", a radius of 2251.83', a length of 1127.06' and a long chord of 1115.33' bearing N 83°52'19" E to a point;

Thence N 69°32'00" E, 2010.91' to a point;

Thence N 00°36'32" E, 185.10' to a point, said point being the Real Point of Beginning.

TRACT D-5

As shown and designated on the survey prepared by DePauli Engineering & Surveying LLC, dated November 29, 2010 and recorded November 29, 2010 in the office of the County Clerk of McKinley County, New Mexico at Doc# 351989, and also described by metes and bounds as:

A tract of land lying within Section 16, T15N, R17W, N.M.P.M., McKinley County, New Mexico, being more particularly described as follows:

Beginning at the Southwest corner of said Section 16 and the Real Point of Beginning;

Thence N 00°29'00" E, 712.98' to a point;

Thence S 89°19'01" E, 1625.01' to a point;

Thence N 00°29'00" E, 1702.68' to a point on a curve;

Thence along the arc of a curve to the left, having a central angle of 18°27'48", a radius of 425.00', a length of 136.96', and a long chord of 136.36' bearing N 81°36'43" E;

Thence N 72°22'49" E, 400.00' to a point;

Stewart Title Guaranty Company

G & P Inc., dba Gallup Title Company
308 S. 2nd Street
Gallup, NM 87301

Owner's Policy of Title Insurance

SCHEDULE A

(Continued)

File No.: 15120559 VRW

Policy No.: O-9301-003588814

Thence S 17°37'11" E, 161.63' to a point of curvature;
Thence along the arc of a curve to the right, having a central angle of 18°06'11", a radius of 300.00', a length of 94.79', and a long chord of 94.39' bearing S 08°34'06" E;
Thence S 00°29'00" W, 964.82' to a point of curvature;
Thence along the arc of a curve to the right, having a central angle of 16°52'37", a radius of 950.00', a length of 279.83', and a long chord of 278.82' bearing S 08°55'18" W;
Thence S 17°21'36" W, 921.07' to a point of curvature;
Thence along the arc of a curve to the left, having a central angle of 10°23'38", a radius of 450.00', a length of 81.63', and a long chord of 81.52' bearing S 12°09'38" W;
Thence N 89°24'48" W, 502.37' to a point;

Thence S 0°36'11" W, 110.0' to a point on the South line of said Section 16;
Thence along the South line of said Section 16, N 89°24'48" W, 1377.60' to the Southwest corner of Section 16 said point being the Real Point of Beginning.

TRACT F**

pmu
6,536.98
Acres
**THE IDENTIFICATION OF THIS TRACT IS FOR CONVENIENCE ONLY AND IS NOT INTENDED TO MERGE ANY LOTS ALTER ANY EXISTING DESCRIPTIONS OR AMEND OR ALTER ANY EXISTING FILED SUBDIVISION PLAT.

A tract of land lying within Section 17, T15N, R17W, N.M.P.M., McKinley County, New Mexico, being more particularly described as follows:

Lots 1, 2, 3, 4 and 5 of Block 1 and Lots 1, 2, 3, and 4 of Block 2, REHOBOTH SUBDIVISION UNIT 1, as the same is shown on the Plat of said Subdivision filed in the office of the County Clerk of McKinley County, New Mexico on October 9, 1969.

TRACT G**

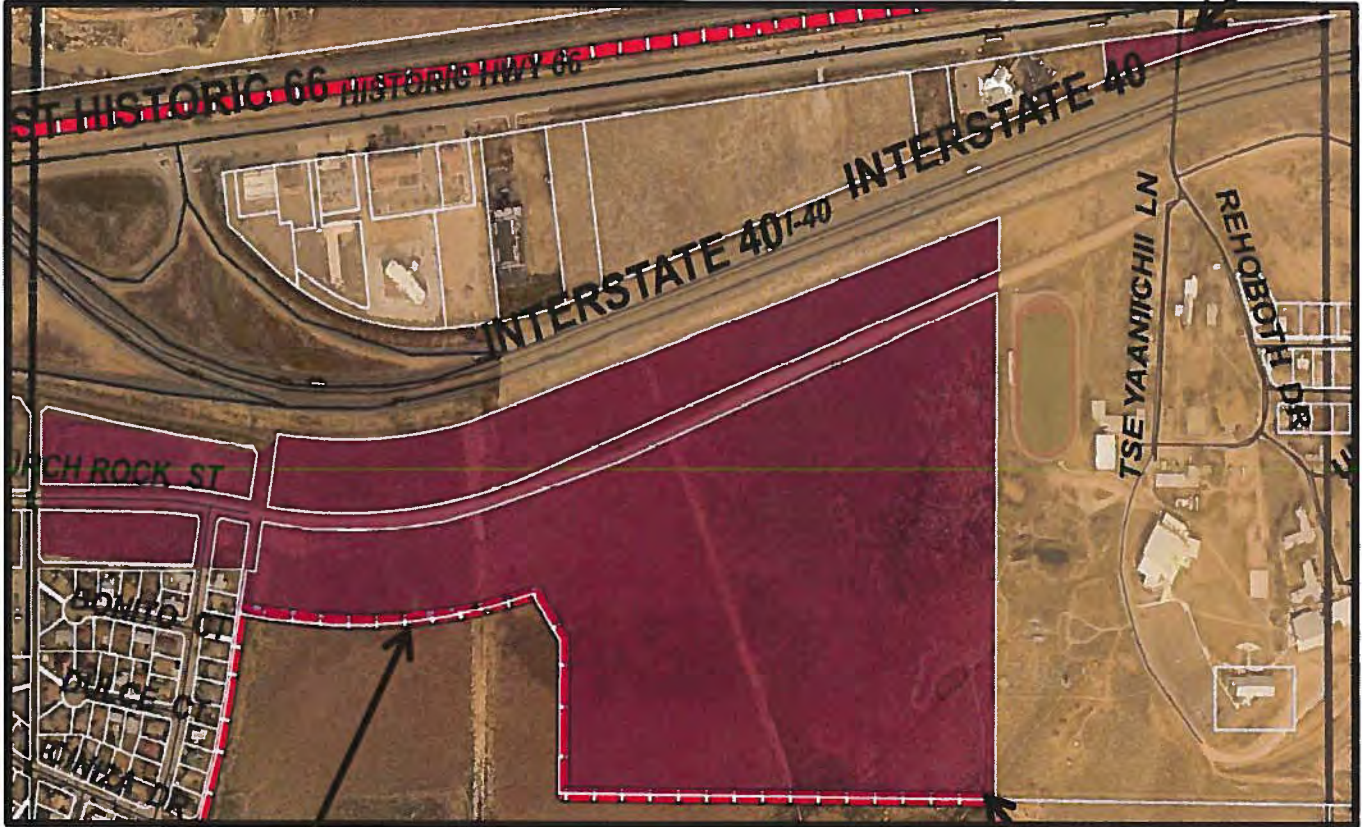
.49091
Acres
**THE IDENTIFICATION OF THIS TRACT IS FOR CONVENIENCE ONLY AND IS NOT INTENDED TO MERGE ANY LOTS ALTER ANY EXISTING DESCRIPTIONS OR AMEND OR ALTER ANY EXISTING FILED SUBDIVISION PLAT.

A tract of land lying within Section 17, T15N, R17W, N.M.P.M., McKinley County, New Mexico, being more particularly described as follows:

Lots 12, Block 6, REHOBOTH SUBDIVISION UNIT 1, as the same is shown on the Plat of said Subdivision filed in the office of the County Clerk of McKinley County, New Mexico on October 9, 1969.

Request by Rehoboth Christian School Association, property owner, for the Rezoning of approximately 11.04 acres **FROM** Planned Mixed Use (PMU-M) **TO** Single Family Residential (RS-2) Zoning District and approximately 93.53 acres **FROM** Heavy Commercial (C3-B) **TO** Single Family Residential (RS-2) Zoning District. Said property is located with the majority to the north and south of portions of Churchrock Street near Vandembosch Parkway and a 1.337 acre m/l parcel between East Historic Highway 66 and Interstate 40; more particularly described as Tract D-3-A & Tract D-4 of the Rehoboth Christian School Annexation, Lot 4, Indian Hills Subdivision Unit No. 10 and Lots 1 through 5, Block 1, Lots 1 through 4, Block 2 and Lot 12, Block 6, Rehoboth Subdivision Unit One.

AERIAL IMAGERY



Request by Rehoboth Christian School Association, property owner, for the Rezoning of approximately 11.04 acres **FROM** Planned Mixed Use (PMU-M) **TO** Single Family Residential (RS-2) Zoning District and approximately 93.53 acres **FROM** Heavy Commercial (C3-B) **TO** Single Family Residential (RS-2) Zoning District. Said property is located with the majority to the north and south of portions of Churchrock Street near Vandembosch Parkway and a 1.337 acre m/l parcel between East Historic Highway 66 and Interstate 40; more particularly described as Tract D-3-A & Tract D-4 of the Rehoboth Christian School Annexation, Lot 4, Indian Hills Subdivision Unit No. 10 and Lots 1 through 5, Block 1, Lots 1 through 4, Block 2 and Lot 12, Block 6, Rehoboth Subdivision Unit One.

SITE PHOTOS



December 2, 2016

MEMORANDUM

TO: GALLUP TASK FORCE {GTF}

- C.B. Strain, Community Planner
- Stan Henderson, Executive Director, Public Works Division
- Gary Munn, GWSD Chief Engineer
- Ernest Thompson, GWSD Water/Waste Water Superintendent
- Adrian Marrufo, GWSD Solid Waste Superintendent
- Marita Joe, Electrical Engineer Tech II
- Jesus Morales, GFD, Fire Inspector
- Diane Willato, CenturyLink Engineer
- Irma Bustamante, NM Gas Co. Distribution Superintendent
- John Ortiz, Comcast Superintendent

FROM: *Roman J. Herrera*

Roman J. Herrera, Development Review Coordinator

cc: Dennis Romero, GWSD Executive Director
Richard Matzke, Electric Director

CASE #: 16-00600003
PROJECT NAME: Rezone – Rehoboth Christian School Annexation & The Indian Hills Subdivision, Unit 10
PROPERTY OWNER: Rehoboth Christian School Association
PROJECT LOCATION: See Attachments
DESCRIPTION: Rezone: The property owners are requesting that portions of the recently annexed Rehoboth Christian School property be rezoned again, along with a portion of the Rehoboth Indian Hills Subdivision. The request is to have the Planned Mixed Use District (PMU) of the Rehoboth Indian Hills Subdivision and all of the Heavy Commercial Districts (C-3B) of the Rehoboth Christian School Annexation, be rezoned to Single Family Residential District (RS2). This request for rezone change will be considered by the Planning & Zoning Commission at their January 11 th , 2017 regular meeting, any conditions for approval should be included in staff recommendation to the Commission.
ELECTRONIC COMMENTS ARE DUE BY: 9 DECEMBER 2016

A TASK FORCE MEETING HAS NOT BEEN SCHEDULED

COMMUNITY PLANNER COMMENTS:

P1.) Staff supports a change in zoning designation from Heavy Commercial C3-B Zoning District to Single Family Residential RS-2 Zoning District for Tract D-3-A of the Rehoboth Christian School Annexation in order to allow for development of recreational fields for use by Rehoboth Christian School.

P2.) Staff supports a change in zoning designation from Planned Mixed Use PMU-M Zoning District to Single Family Residential RS-2 Zoning District to allow for single family dwelling development for the following described properties;

- Lots 1 through 5, Block 1, Rehoboth Subdivision Unit One
- Lots 1 through 4, Block 1, Rehoboth Subdivision Unit One
- Lot 12, Block 6, Rehoboth Subdivision Unit One.

The proposed zoning district is consistent with existing development and zoning to the south.

P3.) Staff does not support a change in zoning designation from Heavy Commercial C3-B Zoning District to Single Family Residential RS-2 Zoning District for the following described properties;

- Lot 4, Indian Hills Subdivision Unit No. 10
- Tract D-4 Rehoboth Christian School Annexation

Due to the proximity of East Historic Hwy. 66 (NM 118) and Interstate 40 to these properties the Heavy Commercial C-3B Zoning Designation would be the most appropriate zoning designation. Staff recommends not changing the zoning designation for these properties.

CITY ENGINEER COMMENTS: Public Works have no comments.

GWSD CHIEF ENGINEER COMMENTS: No additional comments.

WATER DEPARTMENT COMMENTS: No issues with the Rezone

WASTEWATER DEPARTMENT COMMENTS: No issues with the Rezone

ELECTRIC DEPARTMENT COMMENTS: no issues with rezone.

FIRE DEPARTMENT COMMENTS:

Possible future requirements:

1. Provide water supply for Fire Suppression and Life Safety.
2. Water calculations for available water supply to support suppression system.
3. Fire Department Access Road requirements.
4. Future requirements will be construction dependent.

SOLID WASTE COMMENTS: No issues with rezone

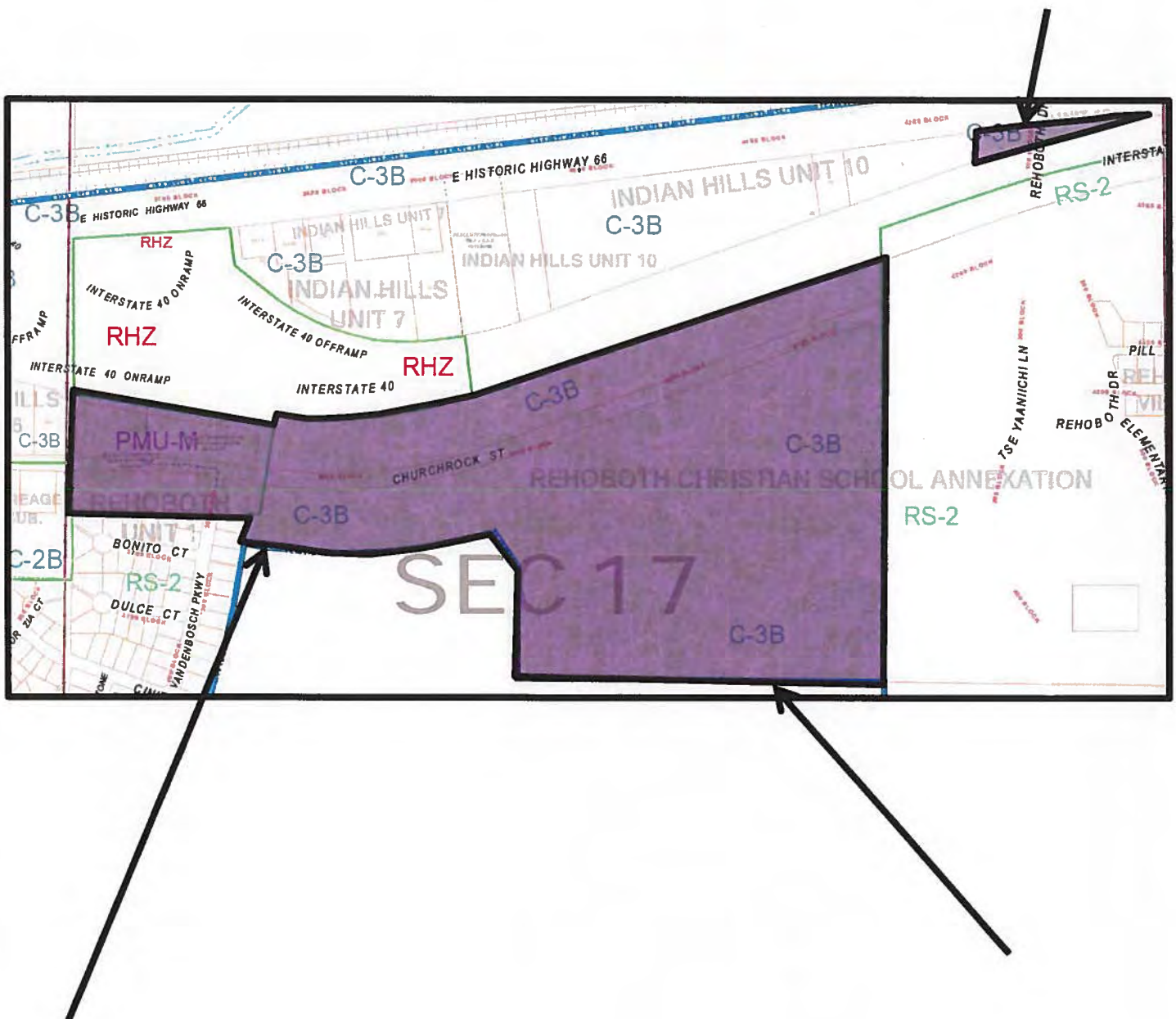
CENTURYLINK COMMENTS: No comments received.

NM GAS COMPANY COMMENTS: No comments received.

COMCAST COMMENTS: No comments received.

Request by Rehoboth Christian School Association, property owner, for the Rezoning of approximately 11.04 acres **FROM** Planned Mixed Use (PMU-M) **TO** Single Family Residential (RS-2) Zoning District and approximately 93.53 acres **FROM** Heavy Commercial (C3-B) **TO** Single Family Residential (RS-2) Zoning District. Said property is located with the majority to the north and south of portions of Churchrock Street near Vandembosch Parkway and a 1.337 acre m/l parcel between East Historic Highway 66 and Interstate 40; more particularly described as Tract D-3-A & Tract D-4 of the Rehoboth Christian School Annexation, Lot 4, Indian Hills Subdivision Unit No. 10 and Lots 1 through 5, Block 1, Lots 1 through 4, Block 2 and Lot 12, Block 6, Rehoboth Subdivision Unit One.

AREA MAP



PROPERTY MAP



Request by Rehoboth Christian School Association, property owner, for the Rezoning of approximately 11.04 acres **FROM** Planned Mixed Use (PMU-M) **TO** Single Family Residential (RS-2) Zoning District and approximately 93.53 acres **FROM** Heavy Commercial (C3-B) **TO** Single Family Residential (RS-2) Zoning District. Said property is located with the majority to the north and south of portions of Churchrock Street near Vandebosch Parkway and a 1.337 acre m/l parcel between East Historic Highway 66 and Interstate 40; more particularly described as Tract D-3-A & Tract D-4 of the Rehoboth Christian School Annexation, Lot 4, Indian Hills Subdivision Unit No. 10 and Lots 1 through 5, Block 1, Lots 1 through 4, Block 2 and Lot 12, Block 6, Rehoboth Subdivision Unit One.

ADDRESS LIST

- | | |
|---|---|
| 1A. REHOBOTH CHRISTIAN SCHOOL ASSOCIATION
P. O. BOX 41
REHOBOTH, NM 87322
BLOCK 1 LOTS 1 THRU 5 (COMMERCIAL)
REHOBOTH SUB. UNIT #1
R050334 | 18. REHOBOTH CHRISTIAN SCHOOL TRACT, REHOBOTH CHRISTIAN SCHOOL ANNEXATION, CONT. 148.877 ACRES M/L
R055107 |
| 1B. BLOCK 2 LOTS 1 THRU 4 (COMMERCIAL) REHOBOTH SUB, UNIT #1
R128767 | 19. A TRACT OF LAND KNOWN AS SCHOOL TRACT ADDN. REHOBOTH CHRISTIAN SCHOOL ANNEXATION, CONT. 22.26
R301348 |
| 1C. BLOCK 6 LOT 12 (COMMERCIAL) REHOBOTH SUB, UNIT #1
R128759 | 2. SUSAN B. HUSBAND
203 VANDEN BOSCH PKWY
GALLUP, NM 87301
BLOCK 6 LOT 11, REHOBOTH SUB. UNIT #1
R190063 |
| 1D. TRACT D-4, REHOBOTH CHRISTIAN SCHOOL ANNEXATION, CONT. 16.12 ACRES M/L
R645494 | 3. ALBERT W. & CAROLYN K. JORDAN, TRUSTEES
605 VANDEN BOSCH PKWY.
GALLUP, NM 87301
BLOCK 6 LOT 10, REHOBOTH SUB. UNIT #1 |
| 1E. TRACT D-3-A, REHOBOTH CHRISTIAN SCHOOL ANNEXATION, CONT. 66.50 ACRES M/L
R301509 | 4. BLOCK 6 LOT 9, REHOBOTH SUB. UNIT #1
R113026 |
| 1F. LOT 4, INDIAN HILLS SUB. UNIT 10
CONT. 1.337 ACRES M/L IN SEC. 17
T15N R17W AND 0.0055
ACRES M/L IN SEC. 16 T15N R17W
R300188 | |

5. DANIEL SHEPARD & ANNETTE
PURPURA
301 VANDEN BOSCH PKY.
GALLUP, NM 87301
BLOCK 6 LOT 8, REHOBOTH SUB.
UNIT #1
R172006
6. BISHOP TWIN BUTTES, LLC
309 E. NIZHONI BLVD.
GALLUP, NM 87301
LOT 2, BLOCK 3, REHOBOTH SUB.
UNIT 1
R207784
7. HENRY & CHERYL L. VALDEZ
202 VANDEN BOSCH PKWY.
GALLUP, NM 87301
BLOCK 3 LOT 1, REHOBOTH SUB.
UNIT #1
R609838
8. VINCENT A. & ADRIANN WILLIE
3709 BONITO CT.
GALLUP, NM 87301
LOT 1, BLOCK 3A, REHOBOTH
SUB. UNIT 1
R676012
9. LINDA J. LOMASNEY, TRUSTEE
3707 BONITO CT.
GALLUP, NM 87301
BLOCK 3A LOT 2, REHOBOTH SUB.
UNIT #1
R206493
10. HILARIO GARCIA
3705 BONITO CT.
GALLUP, NM 87301
BLOCK 3A LOT 3, REHOBOTH SUB.
UNIT # 1
R142506
11. RAJU & SRIJANA BISHT
3703 BONITO CT.
GALLUP, NM 87301
LOT 4, BLOCK 3A, REHOBOTH SUB.
UNIT 1
R206712
12. LARRY D. & ALBERTA A. HOLMAN
3701 BONITO CT.
GALLUP, NM 87301
BLOCK 3A LOT 5, REHOBOTH SUB.
UNIT #1
R207759
13. RENIE & FRANK LENTE
3702 BONITO CT.
GALLUP, NM 87301
BLOCK 3A LOT 6, REHOBOTH SUB.
UNIT #1
R182435
14. RED ROCKS, L.L.C.
ATTN: OMEGA HEALTHCARE
INVESTORS, INC.
200 INTERNATIONAL CIRCLE,
SUITE 3500
HUNT VALLEY, MD 21030
LOT 3, 3.09 ACRES M/L CAREAGE
SUB. UNIT #1
R200026
15. ROBERT E & DONNA G COMYFORD
2801 CASA LOMA RD.
SILVER CITY, NM 88061
LOT 2, CAREAGE SUB. UNIT 1
R662925
16. GALLUP CONGREGATION OF
JEHOVAH'S WITNESSES, NM
2710 MAZON AVE.
GALLUP, NM 87301
LOT 10-A, REPLAT NO. 1 OF LOTS 6,
7, 8, 9, & 10, INDIAN HILLS SUB.
UNIT 6
R014540

17. STATE OF NEW MEXICO
PROPERTY CONTROL DIVISION
P.O. BOX 6850
SANTA FE, NM 87502-6850
LOT 3, INDIAN HILLS SUB. UNIT 10
R300187



Jackie McKinney, Mayor
Linda Garcia, District 1 Councilor
Allan Landavazo, District 2 Councilor
Yogash Kumar, District 3 Councilor
Fran Palochak, District 4 Councilor
Maryann Ustick, City Manager
George W. Kozeliski, City Attorney



January 25, 2017

To: Planning and Zoning Commission

From: Clyde (C.B.) Strain, Planning & Development Dir. 

Ref: Resolution No. RP2017-04; Conditional use permit – Auto Sales within the Industrial (I) Zoning District

BACKGROUND

Mr. Nafiz Abusufiah, on behalf of Mohammad Safieh, property owner, has submitted a request to the Gallup Planning and Zoning Commission for consideration of a conditional use permit to allow the operation of a used car sales business within the Industrial (I) Zoning District. The property is located at 100 W. Historic Hwy. 66, more particularly described as Lot 1B, Gallup Station Grounds Subdivision Unit #2.

DISCUSSION

Since a “conditional use” may only be appropriate at certain locations within a particular zoning district and with additional safeguards applied to mitigate negative impacts on the neighborhood, it is the Board’s responsibility to exercise proper discretion in granting permits for such uses. Included in your agenda packet are the nine {9} acceptable grounds for granting a conditional use permit labeled as Exhibit “A”.

Said property lies within the Industrial (I) Zoning District. The City of Gallup Land Development Standards (LDS) Section 10-4B-3B “Permitted Principal and Conditional Uses and Structures” Subsection 2 “Wholesale/Retail Sales and Services” for the Industrial (I) and Industrial Park (IP) Zoning District states “All wholesale/retail sales and services (not otherwise listed in this section) which are listed as principal or conditional uses in the C-3, heavy commercial district” are permitted within the Industrial (I) or Industrial Park (IP) Zoning Districts as a conditional use. Section 10-4B-2B “Permitted Principal and Conditional Uses and Structures” Subsection 3 “Repair Sales and Services (Heavy)” for the Heavy Commercial (C-3) Zoning District lists automobile/truck sales and servicing as a permitted use within the Heavy Commercial (C-3) Zoning District.

The existing site consists of a lot with an area of approximately 6,156 square feet and an existing building with an area of approximately 2,035 square feet. There are six existing off street parking spaces located at the front of the building fronting Historic Hwy. 66. The building is set back approximately three feet (3’) from the west property line and approximately five feet (5’) from the east property line. The required number of off street

parking spaces for an automobile/truck sales and servicing business according to Section 10-4C-1D "Off Street Parking Requirements" Subsection 5 "Retail Uses" and based on the square footage of the building totals seven (7) spaces including one (1) handicap van accessible space. The property directly adjacent to and to the east of the subject property is owned by the City of Gallup and as such cannot be used or counted towards this properties required off street parking spaces.

Because the existing business does not meet the minimum number of required off street parking spaces the business is considered non-conforming and as such cannot be expanded on in such a way that increases its non-conformity. The use of an automobile sales business would increase the non-conformity in that the minimum number of off street parking spaces cannot be met because of constraints caused by the size of the lot and the size of the existing building. Furthermore there is no available area within the properties boundaries to display inventory vehicles for sale.

FINDINGS

It is the findings of staff that for the reasons listed above the request does not meet the Acceptable Grounds for Requesting and Granting a Conditional Use Permit as provided for in Section 10-4L-4A2 of the City of Gallup Land Development Standards (LDS).

Staff does not support approval of Resolution No. RP2017-04 to allow the use of an automobile/truck sales business within the Industrial (I) Zoning District.

Exhibit "A"

**ACCEPTABLE GROUNDS FOR REQUESTING AND GRANTING A
CONDITIONAL USE PERMIT**

1. The use will not have a significant adverse effect on the character and value of adjacent properties or the surrounding neighborhood.
2. The use will not create a hazard, a public nuisance or be injurious to individuals or to the public.
3. The use will not generate undue traffic congestion.
4. The use will not cause noise which is excessive for the particular area.
5. The use will not have a significant adverse effect on the natural environment and attractiveness of an area.
6. The use will not be contrary to the public interest.
7. The applicant will be able to meet any particular requirements specified for such a use in this Ordinance and any additional conditions that the Board may impose.
8. The applicant will be able to meet all requirements imposed by applicable state and federal laws and regulations.
9. The use is consistent with the policies and recommendations of the adopted City Master Plan.

RESOLUTION NO. RP2017-04

A RESOLUTION [] GRANTING [] DENYING A REQUEST BY NAFIZ ABUSUFIAH, ACTING ON BEHALF OF MOHAMMAD SAFIEH, PROPERTY OWNER, FOR A CONDITIONAL USE PERMIT TO ALLOW THE USE OF AN AUTOMOBILE/TRUCK SALES BUSINESS WITHIN THE INDUSTRIAL (I) ZONING DISTRICT.

WHEREAS, Mr. Nafiz Abusufiah, acting on behalf of Mohammad Safieh, property owner, has petitioned the Gallup Planning and Zoning Commission for a conditional use permit to allow the use of an automobile/truck sales business within the Industrial (I) Zoning District. Said property is located at 100 West Historic Highway 66 (NM 118), more particularly described as Lot 1B, Gallup Station Grounds Subdivision Unit #2; and

WHEREAS, the City of Gallup Land Development Standards Section 10-4B-3B "Permitted Principal and Conditional Uses and Structures" Subsection 2 "Wholesale/Retail Sales and Services" for the Industrial (I) and Industrial Park (IP) Zoning District states "All wholesale/retail sales and services (not otherwise listed in this section) which are listed as principal or conditional uses in the C-3, heavy commercial district" are permitted within the Industrial (I) or Industrial Park (IP) Zoning Districts as a conditional use; and

WHEREAS, the City of Gallup Land Development Standards Section 10-4B-2B "Permitted Principal and Conditional Uses and Structures" Subsection 3 "Repair Sales and Services (Heavy)" for the Heavy Commercial (C-3) Zoning District lists automobile/truck sales and servicing as a permitted use within the Heavy Commercial (C-3) Zoning District; and

WHEREAS, the existing site consists of a lot with an area of approximately 6,156 square feet and an existing building with an area of approximately 2,035 square feet; and

WHEREAS, the City of Gallup Land Development Standards Section 10-4C-1D "Off Street Parking Requirements" Subsection 5 "Retail Uses" requires a minimum of six (6) standard off street parking spaces and one (1) handicap van accessible off street parking space for the proposed automobile/truck sales business based on the square footage of the building; and

WHEREAS, the existing site can only accommodate five (5) standard off street parking spaces and one (1) handicap van accessible off street parking space therefore the site is classified as non-conforming; and

WHEREAS, there is no area available on said site to display inventory vehicles for sale; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission after notice as required by law; and

WHEREAS, the Planning and Zoning Commission deems it in the best interest of the public that this application be [] granted [] denied.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GALLUP, SITTING AS THE BOARD OF ADJUSTMENT, that:

1. The application, Case #2017-00700001, for a conditional use permit to allow the use of an automobile/truck sales business within the Industrial (I) Zoning District, located at 100 West

Historic Highway 66 (NM 118), more particularly described as Lot 1B, Gallup Station Grounds Subdivision Unit #2, is hereby [] granted [] denied.

2. The application, if approved shall pertain only to the conditional use permit now being sought.
3. This approval shall become null and void if conditions of this resolution are not complied with prior to occupancy of said structure.

PASSED, ADOPTED AND APPROVED THIS 8TH DAY OF FEBRUARY 2017

CITY OF GALLUP, MCKINLEY COUNTY

BY: _____
KENT WILSON, CHAIRMAN
PLANNING AND ZONING COMMISSION

ATTEST:

Clyde (C.B.) Strain, Planning & Development Director
Secretary to Planning and Zoning Commission

APPLICATION FOR A CONDITIONAL USE PERMIT

PROPERTY OWNER INFORMATION:

Name: Mohammad Safieh Phone: 505-870-9493

Address: 100 W. Huxley City: Gallup State: NM Zip Code: 87301

APPLICANT INFORMATION:

Name: Nafiz Abusufiah Phone: 312-479-3442

Address: 100 W. Huxley City: Gallup State: NM Zip Code: 87301

AGENT INFORMATION (If applicable):

Name: Nafiz Abusufiah Phone: 312-479-3442

Address: 100 W. Huxley City: Gallup State: NM Zip Code: 87301

SITE ADDRESS: Mohammad Safieh - 100 W. Huxley Gallup, NM 87301

LEGAL DESCRIPTION: Lot: DUB Block: _____ Subdivision: Replat No 1 of Lot 1

OTHER: Gallup Station Grounds Subdivision Unit two (2)

CURRENT ZONING: Industrial

DESCRIPTION OF REQUESTED USE: Used Car Sale

STATEMENT OF COMPLIANCE WITH THE REQUIREMENTS FOR A CONDITIONAL USE PERMIT (§ 10-4L-4A2): See Attached

*** ATTACH A SITE PLAN OF THE PROPOSED DEVELOPMENT / PROJECT ***

x Mohammad Safieh
PRINT OWNER'S NAME

[Signature]
SIGNATURE

01/11/2017
DATE

x Nafiz Abusufiah
PRINT APPLICANT'S NAME

[Signature]
SIGNATURE

01/11/2017
DATE

FOR OFFICE USE ONLY

PRE - APP. CONFR. 1/5/2017

APPLICATION FEES ACCEPTED BY: mha

AMOUNT PAID: \$ 150⁰⁰ METHOD OF PAYMENT: CR# 5275

HEARING DATE: 2/8/2017 CASE #: 17-00700001

RECEIVED

JAN 12 2017

CITY OF GALLUP
PLANNING DEPARTMENT

BY: [Signature] TIME: 8am

January 11, 2017

To: City of Gallup

From: Nafiz Abusufiah

RE: Statement of Compliance

100 W Highway 66

To whom it may concern

Reference is made to state of compliance on the application for a conditional use permit.

On this location we're closing the frozen yogurt Business and using the space as permanent office for my new Business "We Auto Trades LLC" and ensure that will not be in any violation of adjacent properties, create a hazard or a nuisance, generate undue traffic, Cause excessive noise, will not have significant adverse effect on the natural environment, contrary to public interest, as we will be using for this new Business ONLY the 6 Existing Parking Spaces Parallel to us 66.

These 6 spaces are really all what I need for this business on this location. I will stick with them, I will meet all requirements for State and federal laws, and will meet any particular requirements for such use in the land Development Standards.

Please accept my appreciation for any and all consideration for this permit.

Sincerely,

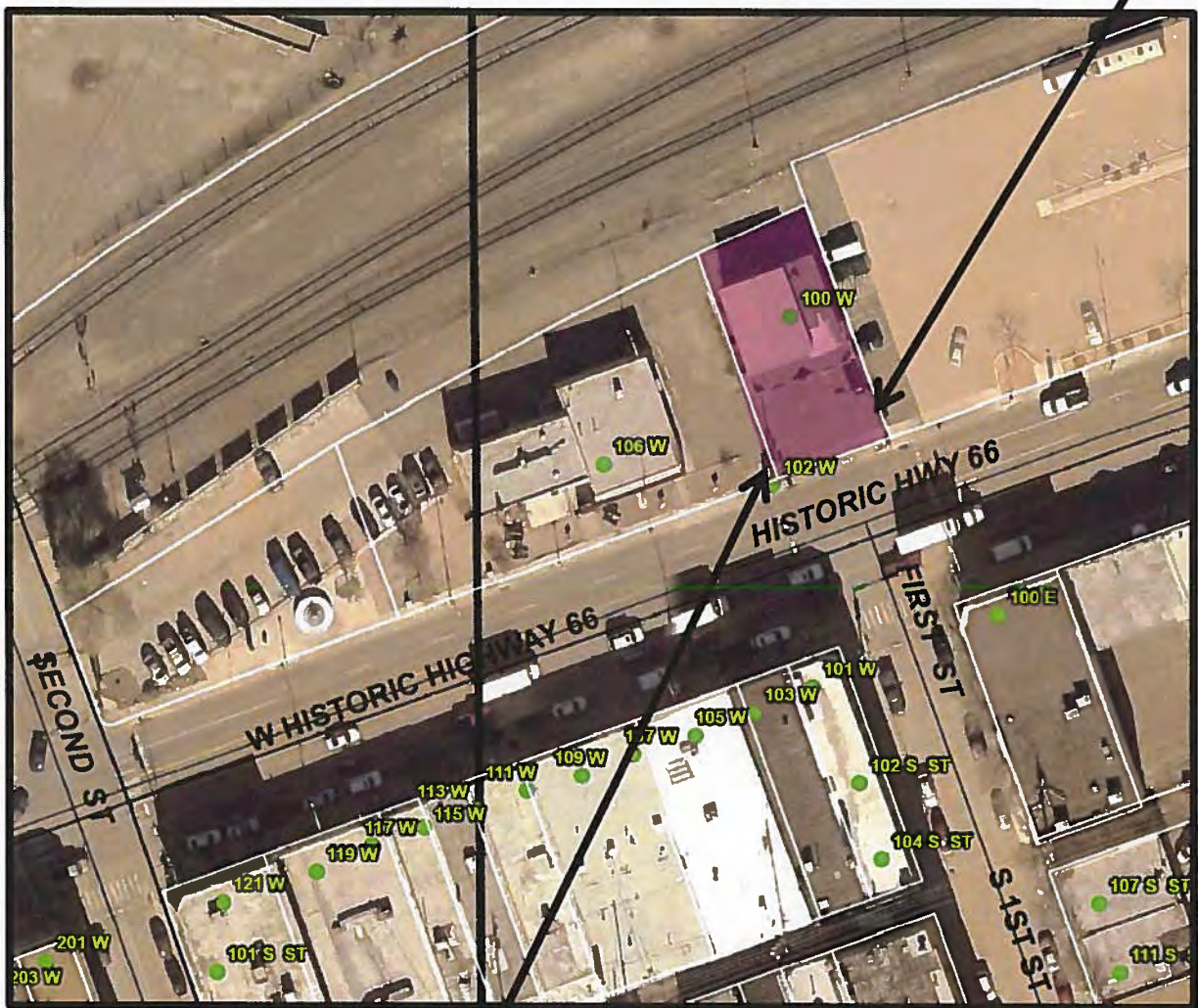
Nafiz Abusufiah.

Applicant



Request by Nafiz Abusufiah, on behalf of Mohammad Safiah, property owner, for a Conditional Use Permit to allow the operation of a used car sales lot in an Industrial Zoning District. The property is located at 100 West Historic Highway 66; more particularly described as Lot 1-B, Gallup Station Grounds Subdivision Unit #2, containing 0.1415 acs m/l.

AERIAL IMAGERY



Request by Nafiz Abusufiah, on behalf of Mohammad Safiah, property owner, for a Conditional Use Permit to allow the operation of a used car sales lot in an Industrial Zoning District. The property is located at 100 West Historic Highway 66; more particularly described as Lot 1-B, Gallup Station Grounds Subdivision Unit #2, containing 0.1415 acs m/l.

SITE PHOTOS



BOUNDARY SURVEY OF LOT 1-B OF REPLAT No. 1 OF LOT 1, GALLUP STATION GROUNDS SUBDIVISION, UNIT 2

GALLUP, MCKINLEY COUNTY, NEW MEXICO

THE SAME IS SHOWN ON THE PLAT OF SAID REPLAT FILED IN THE OFFICE OF THE CLERK OF MCKINLEY COUNTY, NEW MEXICO ON OCTOBER 2, 2001 AT DOCUMENT No. 297,551 IN PLAT CABINET "E", FOLIO No. 120.

Scale: 1"=20'

BNSF. RAILROAD

$R=2297.14'$
 $A=172.40'$
 $L=55.23'$
 $CB=N64°38'38"E$
 $(CB=N64°58'38"E)$

16' PUBLIC UTILITY AND ACCESS EASEMENT

EDGE OF PAVING

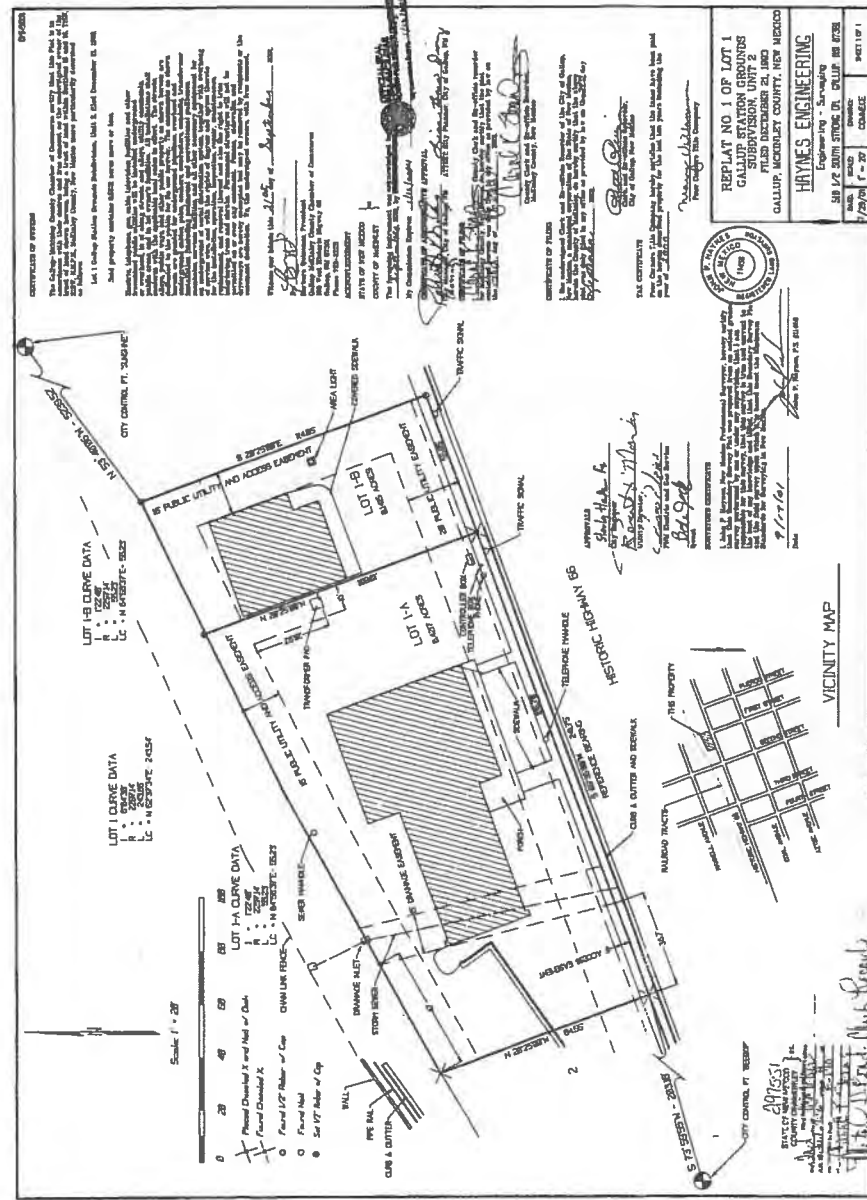
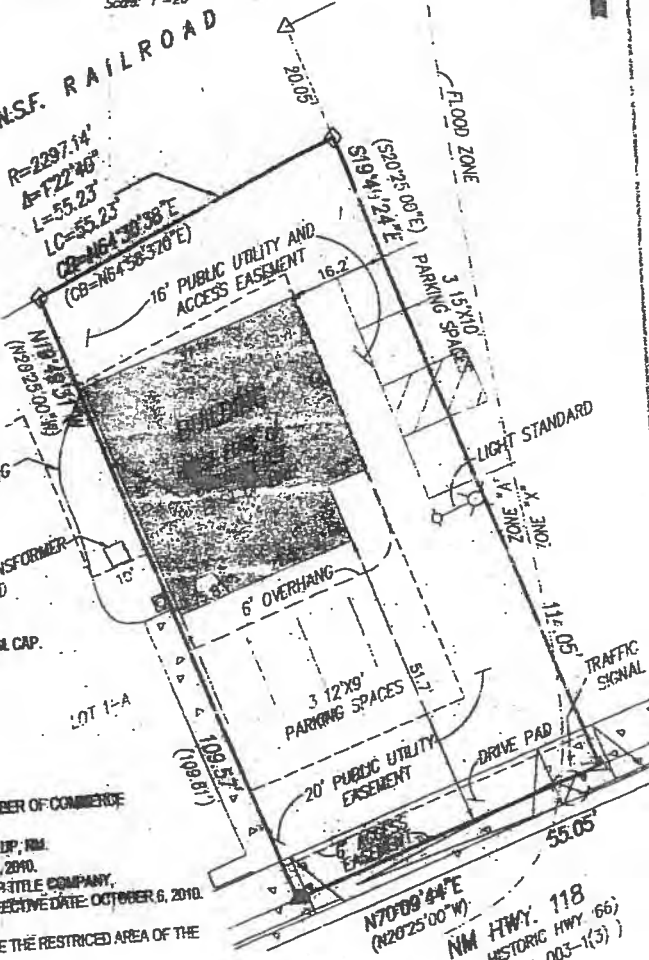
TRANSFORMER PAD

LEGEND

- FOUND NAIL & PS13606 WASHER
- FOUND NAIL & PS11458 WASHER
- FOUND 1/2" REBAR, SET PS13606 ALUM. CAP.
- DIMENSION PER SUBDIVISION PLAT
- CONCRETE
- ASPHALT PAVING

NOTES:

- OWNER: GALLUP MCKINLEY COUNTY CHAMBER OF COMMERCE (BK. 7 COMP. PG. 572-5776)
- ADDRESS: 102 W. HISTORIC HWY. 66, GALLUP, NM.
- FIELD SURVEY PERFORMED: OCTOBER 28, 2010.
- TITLE COMMITMENT PROVIDED BY GALLUP TITLE COMPANY, COMMITMENT No. 282, FILE No. 10700420; EFFECTIVE DATE: OCTOBER 6, 2010.
- SCHEDULE B - PART II:
- BUILDING HEIGHT IS NOT WITHIN THE THE RESTRICTED AREA OF THE MUNICIPAL AIRPORT.
- ALL EASEMENTS SHOWN ON DRAWING.



REPLAT NO. 1 OF LOT 1
GALLUP STATION GROUNDS
SUBDIVISION, UNIT 2
FILED DECEMBER 21, 2001
GALLUP, MCKINLEY COUNTY, NEW MEXICO

HYMES ENGINEERING
Engineering - Surveying
102 W. HISTORIC HWY. 66, SUITE 101
GALLUP, NM 87301
720/751-1111
FAX 720/751-1112

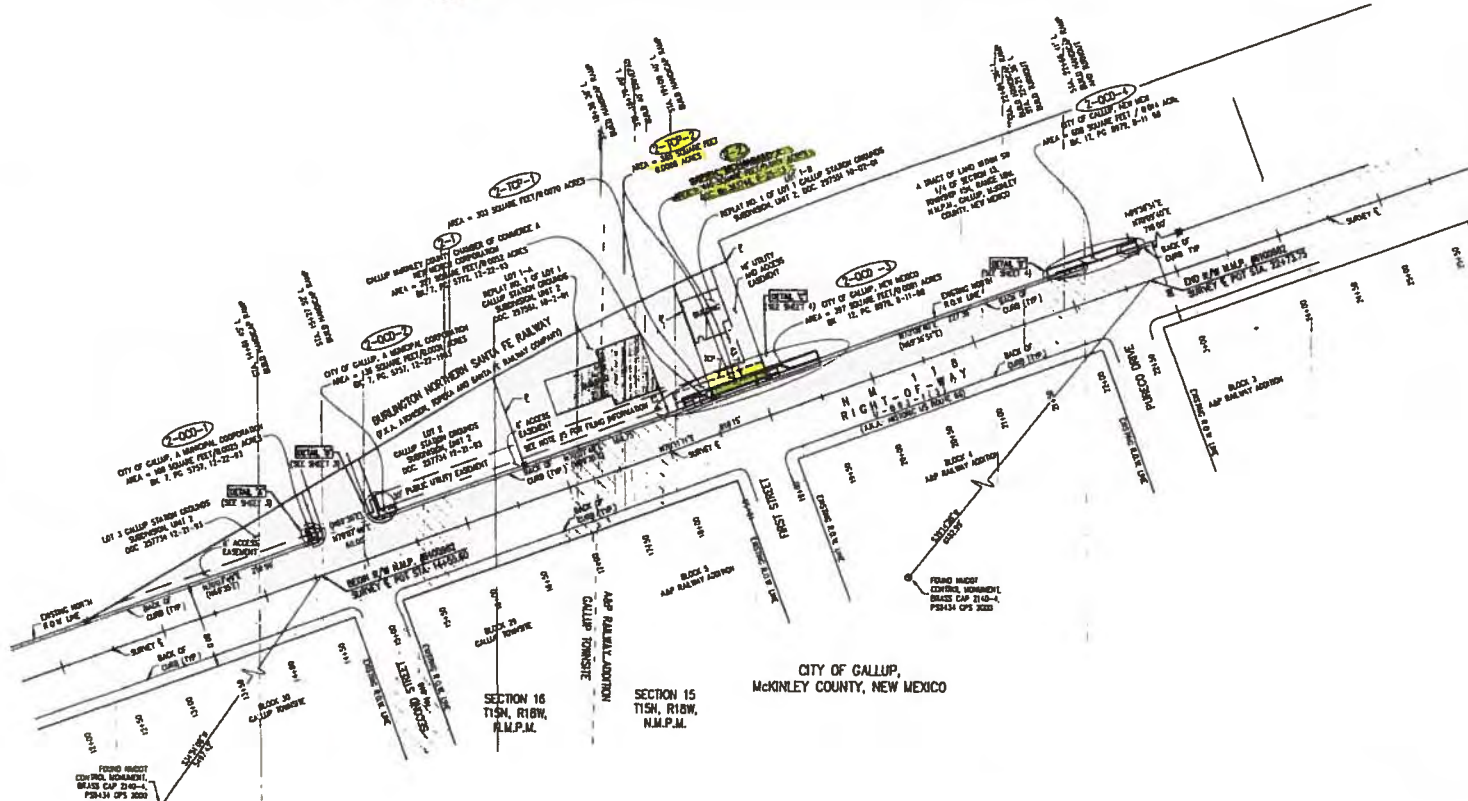
APPROVED: *[Signature]*
Surveyor
9/1/11

VICINITY MAP

102 W. HISTORIC HWY. 66
GALLUP, NM 87301

102 W. HISTORIC HWY. 66
GALLUP, NM 87301

102 W. HISTORIC HWY. 66
GALLUP, NM 87301



CITY OF GALLUP,
McKINLEY COUNTY, NEW MEXICO

FOR OWNERS NAMES AND AREAS
FOR PARCEL NUMBERS SHOWN
SEE SHEET 1A OF 4.

DATE: 07/07/13 (PENDING)
DESIGN NO.: 003-377



DePAULI ENGINEERING & SURVEYING LLC
- CIVIL ENGINEERS AND LAND SURVEYORS -
307 S. 40 STREET GALLER, 3RD FLOOR
TEL: 760.944.5445 DEPAULIENGINEERING.COM

SURVEYORS CERTIFICATE

I CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR AND THAT THESE FORMS ARE AN OFFICIAL PRODUCT OF PROJECT DESIGN DEVELOPMENT AND WERE PREPARED BY ME OR UNDER MY DIRECTION AND ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN OCTOBER, 2002. CONFORMANCE WITH THE SIZE OF NEW MICHIGAN MINIMUM STANDARDS FOR RIGHT-OF-WAY STANDARDS WILL OCCUR FOLLOWING ACTUAL ACQUISITION OF RIGHT-OF-WAY REQUIRED BY PROJECT DESIGN FORMS.

Mace O' Hart
Mace O' Hart & Co., Inc. No. 1500
Defend Engineering & Surveying, LLC
200 S. 4th Street, Suite 200, St. Paul, MN 55102



LEGEND

- LEGEND**
- ▲ FOUND MATERIALS & FINISHES (ACCEPTED)
 - △ FOUND MATERIALS & FINISHES (UNACCEPTED)
 - X FOUND CRACKS (T) (ACCEPTED)
 - FOUND CRACKS (T) (UNACCEPTED)
 - FOUND AS NOTED (ACCEPTED)
- A.A. ALSO NOTED AS
- R.E. REPAIRS OF-SEE
- TCF TEMPORARY CONSTRUCTION PERMITS
- RECORD COMPLETATION
- PRICED MASTER
- PREPARED BY

NOTES:

†) FIELD SURVEY PERFORMED OCTOBER, 2012.

8. BASIS OF STATISTICS REFERENCED TO THE NEW MEDICAL EXAM PLAN
MEET 2ND YEAR, OUTPATIENT AND INPATIENT CONSULTATIONS
SURVEYED FROM MEDICAL HISTORY 1940-1941
7. CONTROL, PLAN, PRELIMINARY, RESEARCH, AND RESEARCH
CALCULATED IN "BULLY" NEW MEDICAL PLAN.
9. OTHERS INCLUDES BASIS OF NEW MEDICAL EXAMINATION UNDER
MEET 1940-1941 AND CALLS FOR MEDICAL EXAMINATION
4. REFERENCE DOCUMENTS
[REVIEW OF ANY CONTRACT BY R. MED. PLAN, 1940-1941
ON OUTPATIENT BASIS, 1940-1941, 1940-1941, 1940-1941
ON INPATIENT BASIS, 1940-1941, 1940-1941, 1940-1941
ON OUTPATIENT BASIS, 1940-1941, 1940-1941, 1940-1941]
10. PUBLICITY OF MEDICAL AND ACCIDENT EXAMINATION PLAN 1940-1941
MEET 1940-1941
9. BASIS OF STATISTICS IS BASED ON MEDICAL HISTORY
CONTRACTED PLAN SURVEYED FROM MEDICAL HISTORY
CALCULATED IN "BULLY" NEW MEDICAL PLAN
10. PUBLICITY OF MEDICAL AND ACCIDENT EXAMINATION PLAN 1940-1941
MEET 1940-1941

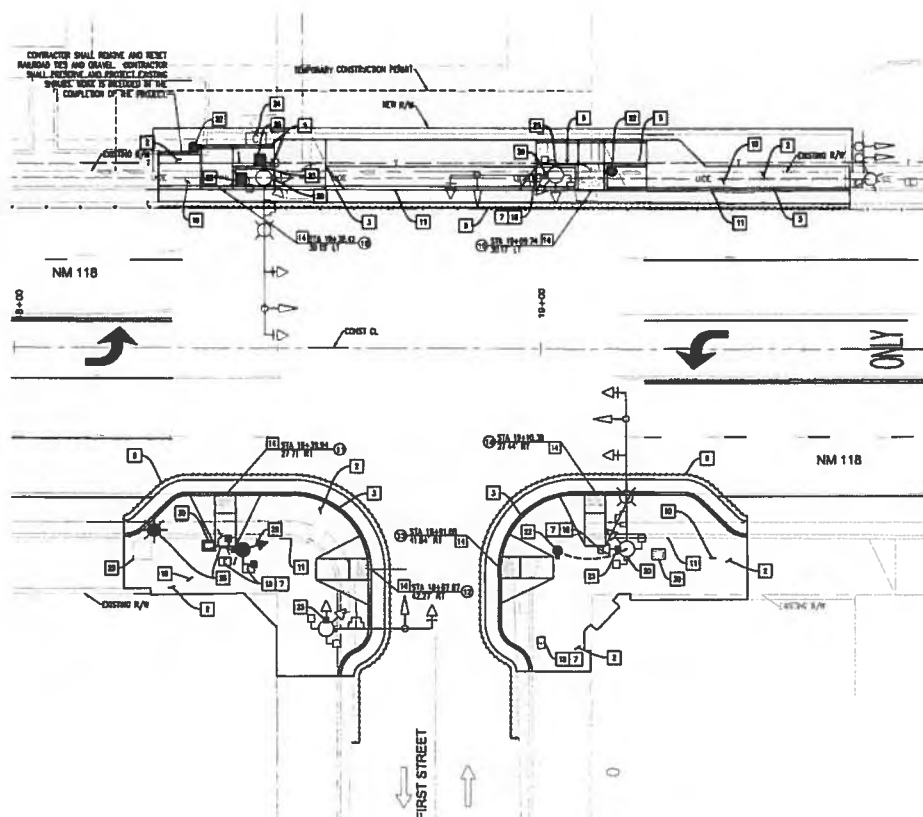
REFERENCE PLATS:

- 79 SUTCLIFF & WATKINS ENGINEERS - SURVEYORS, PLAT - BOUNDARY SURVEY SHOWING BOUNDARY LOCATIONS BENTLEY SUB DIVISION OF 60 PROPERTY AND CORNER AND PROPOSED PAVEMENT FOR NEW HIGHWAY RECONSTRUCTION DIVISION CITY OF GALLUP, GALLUP, NEW MEXICO, DATE: 1/26/2007 (NOT FILED)
- 79 STEINER & WATKINS ENGINEERS - SURVEYORS, PLAT - GALLUP CITY/CLARK COUNTY BOUNDARY, UNIT 2 GALLUP, NEW MEXICO, DATE: 12/27/06, CDE # 257,354
- 79 WATKINS ENGINEERS, PLAT - HIGHLAND AVE. 600' LOT 1 GALLUP STATION CORNER BOUNDARY, UNIT 2 PLAIN HILLS, CDE # 257,359
- 79 NEW MEXICO STATE PROPERTY COMMISSION RIGHT-OF-WAY MAP NEW MEXICO PROJECT NO. 0-685-000 SANJUAN COUNTY, TRACED 4-15-07

CONTROL NO. FORM & DATE
FISCAL YEAR 7 MAY 19 20

REVENUE (OR CHANGE SERVICE)			
AM	DESCRIPTION	DATE	BY
1	REVENUE OWNERSHIP 2-2, 2-TCF-2	7-87-2	DA
2			
3			
4			

NEW AGENCY DELIVERY OF TRANSPORTATION		SHEET 2
RIGHT-OF-WAY MAP		
NEW REVENUE PROJECT NO.		OF 4
6100982		



KEYED NOTES

1. INSTALL 4" CONCRETE MEDIAN PAVEMENT (COLORED) AND PATTERN. PATTERN SHALL BE SQUARE SHALE SANDSTONE OR APPROVED EQUAL. MATCH COLOR OF HEAVY COLORED CONCRETE.
2. INSTALL CONCRETE SIDEWALK 4", INSTALL EXPANDED JOINTS WHERE SIDEWALK MEETS BUILDING OR WALL.
3. INSTALL CONCRETE VERTICAL CURB & GUTTER TYPE B 6"X24", SHEET 27.
4. INSTALL CONCRETE FINISH CURB TYPE II, SHEET 21.
5. INSTALL CONCRETE HEAVY CURB 4" X 24".
6. SAW CUT & REMOVE EXIST PAVEMENT 1' OUTSIDE OUTER OF NEW CURB & GUTTER. PAVEMENT PATCH TO MATCH EXISTING PAVEMENT.
7. ADJUST PULL BOX TO GRADE.
8. NOT USED.
9. ADJUST WATER METER TO GRADE.
10. REMOVE EXIST SIDEWALK.
11. REMOVE EXIST CURB & GUTTER.
12. REMOVE EXISTING PULL BOX.
13. EXISTING FIRE HYDRANT TO REMAIN.
14. INSTALL CURB RAMP PER DETAIL SHEET 15.
15. NOT USED.
16. NOT USED.
17. INSTALL MEDIAN CUT, INSTALL CONCRETE TO MATCH THE THICKNESS ON THE ASPHALT OVERLAY.
18. EXISTING PULL BOX AND WIRING TO REMAIN.
19. EXISTING ORNAMENTAL STREET LIGHT TO REMAIN.
20. REMOVE AND DISPOSE EXISTING PUSHPBUTTON STATION AND WIRING TO BASE (SEE TRAFFIC SIGNAL NOTE 3).
21. REMOVE AND SALVAGE EXISTING WALK/POINT WALK SIGNAL AND WIRING TO BASE (SEE TRAFFIC SIGNAL NOTE 2).
22. INSTALL NEW PEDESTRIAN PUSHPBUTTON STATION ON NEW 4" POLE PER DETAIL ON SHEET 18. CONNECT TO EXISTING SIGNAL WIRING AT NEAREST AVAILABLE PULL BOX (SEE TRAFFIC SIGNAL NOTE 1). (NEW TOWER, CP INCLUDES POLE, FOUNDATION, AND WIRING).
23. REMOVE EXISTING AND INSTALL NEW PEDESTRIAN PUSHPBUTTON STATION. CONNECT TO EXISTING WIRING.
24. EXISTING SIGNAL CONTROLLER CABINET TO REMAIN.
25. REMOVE AND INSTALL NEW PULL BOX (SEE TRAFFIC SIGNAL NOTE 3).
26. REMOVE/PALMAGE AND RESET LIGHT POLE ON NEW FOUNDATION AT LOCATION SHOWN IN PLANS (SEE TRAFFIC SIGNAL NOTE 4).
27. INSTALL NEW TYPE 1 8" POLE ON NEW FOUNDATION. RELOCATE WALK/POINT WALK SIGNAL INDICATION FROM ADJACENT MAINSTAY AND CONNECT WITH NEW WIRING TO ADJACENT PULL BOX. RELOCATE EXISTING 3-SECTION SIGNAL HEADS AS INDICATED TO NEW FOOTCIST POLE AND CONNECT WITH NEW WIRING TO ADJACENT PULL BOX (SEE TRAFFIC SIGNAL NOTE 5). INSTALL NEW PEDESTRIAN PUSHPBUTTON (SEE TRAFFIC SIGNAL NOTE 1). (NEW TOWER, CP INCLUDES POLE, FOUNDATION, WIRING AND SIGNAL HEAD RELOCATION).
28. REMOVE & RESET PLANTER (INCIDENTAL TO COMPLETION OF PROJECT).
29. REMOVE & RESET TRASH CAN (INCIDENTAL TO COMPLETION OF PROJECT).
30. BUILD 24" WIDE DRIVEWAYS.
31. INSTALL CONCRETE LAYDOWN CURB TYPE "T".



Bohannon & Huston
www.bhinc.com 800.877.5332

REVISIONS

DATE	COMMENT
DESIGNED BY: JAW	
DATE: August 13, 15	
DRAWN BY: LAM	
DATE: August 13, 15	
CHECKED BY: JAW	
DATE: August 13, 15	
CITY PROJECT NO.	
PROJECT NO.	

EXPOSURE SEAL

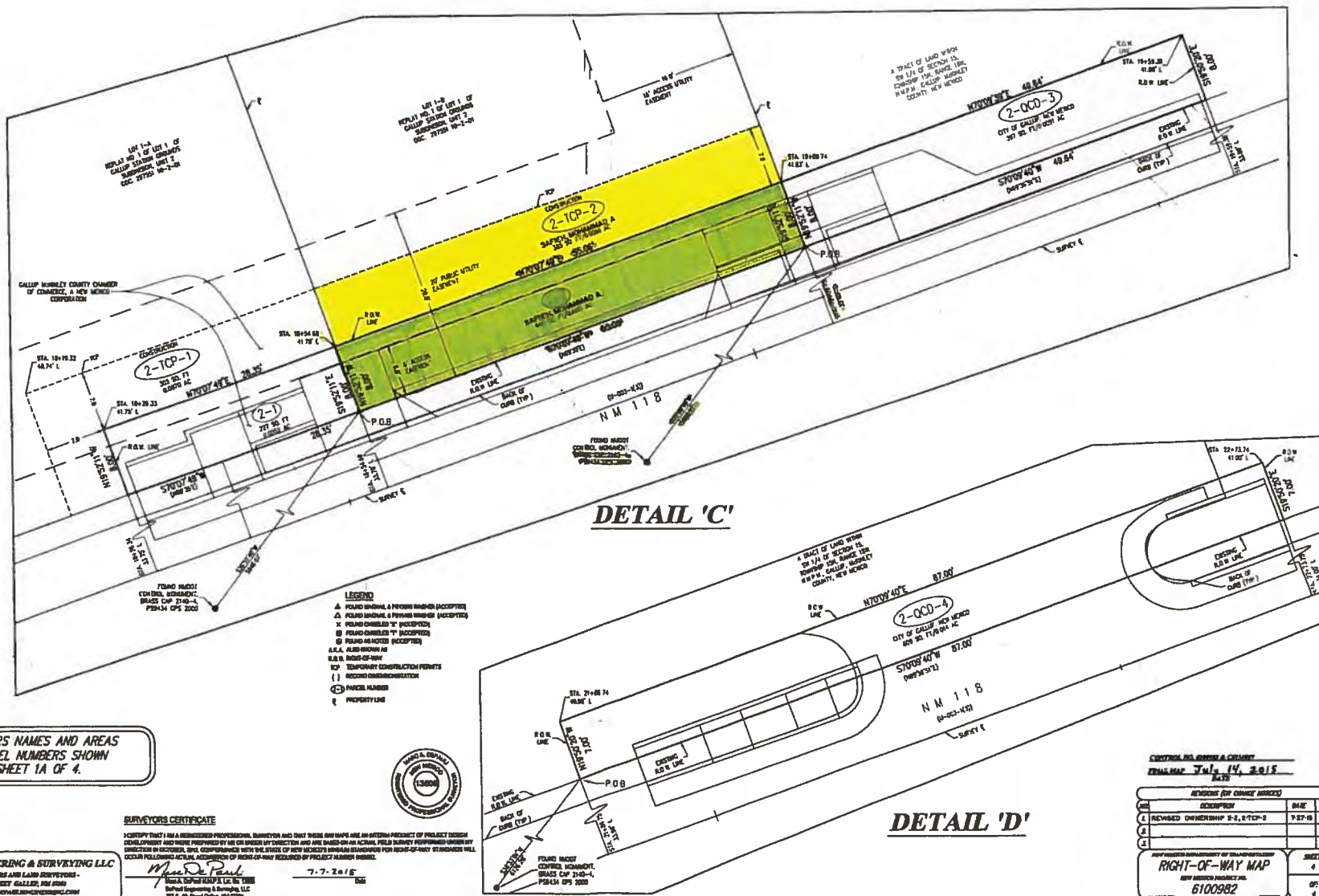


NM 118 PEDESTRIAN SAFETY IMPROVEMENTS

INTERSECTION PLAN NM 118 / FIRST STREET

20130171	CN 6100082	12	41
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A graphic scale bar at the bottom left indicates distances in kilometers (0, 2.5, 5) and miles (0, 1, 2). A north arrow points towards the top of the page.



FOR OWNERS NAMES AND AREAS
FOR PARCEL NUMBERS SHOWN
SEE SHEET 1A OF 4.

DATE: 07/07/10 (REVIEW)
REV. FOR NO.: 102-37

DePAULI ENGINEERING & SURVEYING LLC
CIVIL ENGINEERS AND LAND SURVEYORS
307 S 4th STREET GALLUP, NM 87301
TEL: (505) 868-6666 DEPAULIENGINEERINGLLC.COM

SURVEYORS CERTIFICATE

I CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR AND THAT THESE RAW MAPS ARE AN INTERIM PRODUCT OF PROJECT DESIGN DEVELOPMENT AND WERE PROVIDED BY ME OR UNDER MY DIRECTION AND ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION IN OCTOBER, 2012. CONFORMANCE WITH THE STATE OF NEW MEXICO'S URBAN LANDMANSHIP FOR HOME-OF-THEY STANDARDS WILL OCCUR FOLLOWING ACTUAL ACQUISITION OF RIGHTS-OF-WAY EXERCISED BY PROJECT LANDOWNER OWNERS.

Man De Paul
Man A. DePaul M.A.P. & L.C. No. 1
DePaul Engineering & Surveying, LLC
307 S. 4th Street Chicago, IL 60604

7.7.2015

DETAIL 'D'

CENTRAL AIR ROUTE & CRUISE			
FINAL MAP July 14, 2015			
DATE			
REVISED FOR CHANGE (CHECK)			
REV	DESCRIPTION	DATE	BY
1	REVISED OWNERSHIP 1-1, 1-10P-2	7-27-15	DA
2			
3			
NEW DESIGN DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP NEW DESIGN PROJECT NO. 6100982			SHEET 4 OF 4

January 13, 2017

MEMORANDUM

TO: GALLUP TASK FORCE {GTF}

- C.B. Strain, Community Planner
- Stan Henderson, Executive Director, Public Works Division
- Rick Padilla, GIS Coordinator
- Dennis Romero, Executive Director, GWSD
- Ernest Thompson, GWSD Water/Waste Water Superintendent
- Marita Joe, Electrical Engineer Tech II
- Adrian Marrufo, GWSD Solid Waste Superintendent
- Jacob LaCroix, GFD, Fire Inspector
- Diane Willato, CenturyLink Engineer
- Irma Bustamante, NM Gas Co. Distribution Superintendent
- John Ortiz, Comcast Superintendent

FROM:  Roman J. Herrera

Roman J. Herrera, Development Review Coordinator

cc: Richard Matzke, Electric Director

CASE #: 17-00700001
PROJECT NAME: Conditional Use Permit (CUP) – Auto Sales Use
PROPERTY OWNER: Mohammad A. Safieh
PROJECT LOCATION: 100 West Historic Highway 66
DESCRIPTION: Conditional Use Permit: The property owner is requesting a conditional use permit at the project location in order to operate a used car sales lot. The property is zoned Industrial zoning (I) and this type of use is not allowed without a conditional use permit. The request for CUP will be scheduled to go before the Planning & Zoning Commission as soon as possible, any conditions for approval should be included in staff recommendation to the Commission.
ELECTRONIC COMMENTS ARE DUE BY: 23 JANUARY 2017

NO TASK FORCE MEETING HAS BEEN SCHEDULED

COMMUNITY PLANNER COMMENTS:

P1.) Request for a conditional use permit to operate a used car sales business within the Industrial Zoning District located at 100 W. Historic Hwy. 66 is not supported for the following reasons:

- The existing property currently has an existing building which takes up the majority of the property.
- The required off street parking for the business is located in the front of the building and does not meet the minimum required off street parking based on the square footage of the building.

- The parking being used for the business located on the east side of the building is located on City of Gallup property therefore cannot be counted towards the minimum required parking for the existing business.
- There is not enough area to locate used cars for sale and meet the minimum required off street parking.

P2.) For the reasons listed above staff does not support the request for a conditional use permit to operate a used car sales business at the location listed above and as such does not recommend approval of said conditional use permit.

CITY ENGINEER COMMENTS: No comments submitted.

GIS COORDINATOR: No comments submitted.

GWSD CHIEF ENGINEER COMMENTS: No comments submitted.

WATER DEPARTMENT COMMENTS: Water utilities are existing for this location

WASTEWATER DEPARTMENT COMMENTS: Wastewater Utility lines are in place for this location.

ELECTRIC DEPARTMENT COMMENTS: No electric issues

FIRE DEPARTMENT COMMENTS: Application specified use of only 6 parking spaces. No issues.

SOLID WASTE COMMENTS: No Solid Waste issues

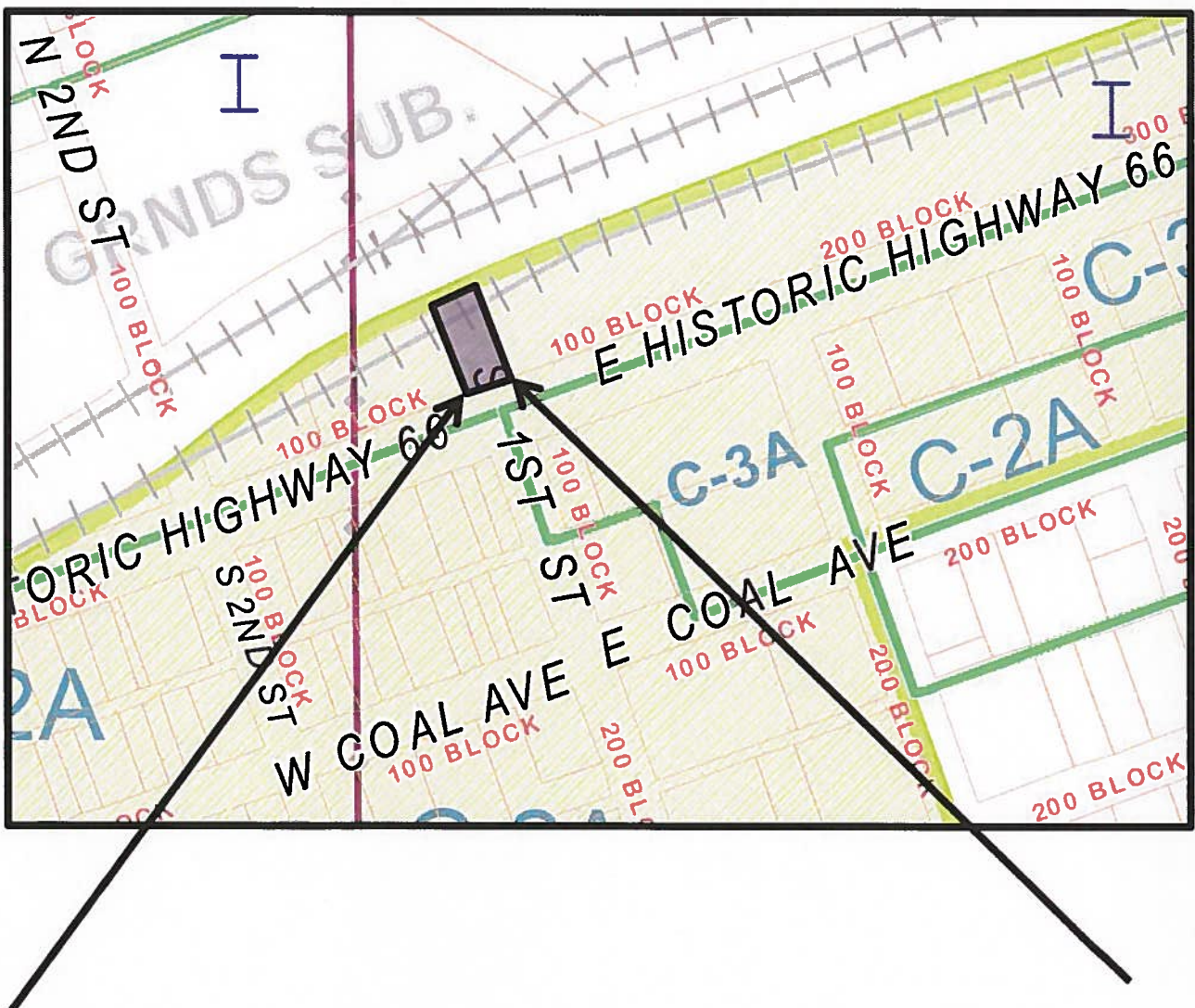
CENTURYLINK COMMENTS: No comments submitted.

NM GAS COMPANY COMMENTS: No comments submitted.

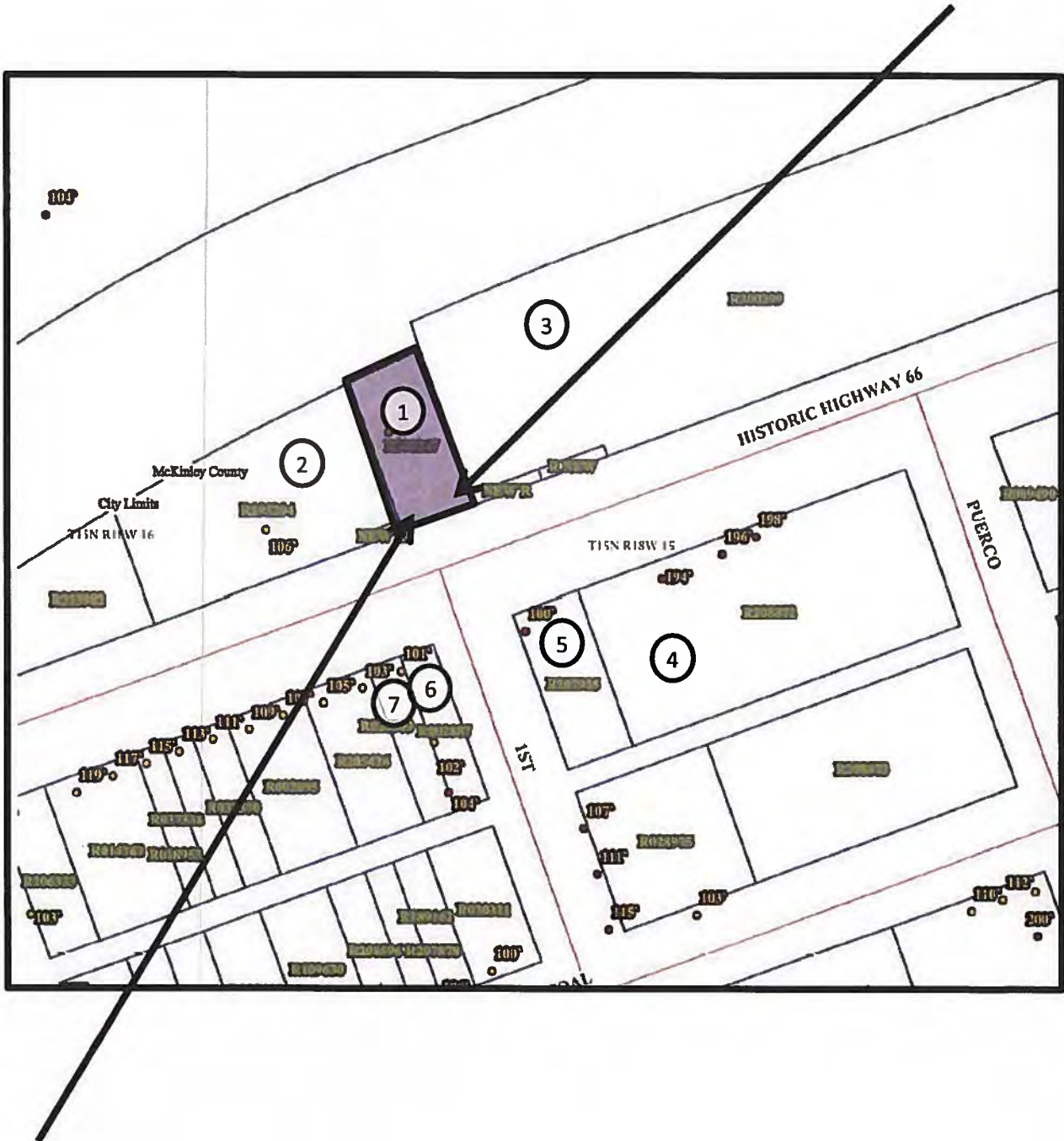
COMCAST COMMENTS: No comments submitted.

Request by Nafiz Abusufiah, on behalf of Mohammad Safiah, property owner, for a Conditional Use Permit to allow the operation of a used car sales lot in an Industrial Zoning District. The property is located at 100 West Historic Highway 66; more particularly described as Lot 1-B, Gallup Station Grounds Subdivision Unit #2, containing 0.1415 acs m/l.

AREA MAP



PROPERTY MAP



Request by Nafiz Abusufiah, on behalf of Mohammad Safiah, property owner, for a Conditional Use Permit to allow the operation of a used car sales lot in an Industrial Zoning District. The property is located at 100 West Historic Highway 66; more particularly described as Lot 1-B, Gallup Station Grounds Subdivision Unit #2, containing 0.1415 acs m/l.

ADDRESS LIST

1. MOHAMMAD A SAFIEH
P.O. BOX 1307
ZUNI, NM 87327-1307
LOT 1-B CONT. 0.1415 ACS M/L
GALLUP STATION GROUNDS
SUB. UNIT #2 REPLAT NO. 1
OF LOT 1
R300247
2. GALLUP MCKINLEY COUNTY
CHAMBER OF COMMERCE
103 W. HISTORIC HWY 66
GALLUP, NM 87301-6225
LOT 1-A, GALLUP STATION
GROUNDS SUB UNIT 2,
REPLAT NO.1 OF LOT 1, CONT.
0.4165 ACRES M/L
R195294
3. CITY OF GALLUP
P O BOX 1270
GALLUP, NM 87305-1270
A TRACT OF LAND WITHIN
N1/2NW1/4SW1/4 OF SEC. 15
T15 R18W, CONT. 3.4225
ACRES M/L
R300299
4. RESERVATION DIRECT, INC.
198 E. HISTORIC HWY 66
GALLUP, NM 87301-0000
LOTS 1 THRU 10, BLK 4, A & P
RAILWAY CO. ADDN.
R208872
5. AYED AWWAD
100 E. HISTORIC HWY 66
GALLUP, NM 87301-0000
LOTS 11 & 12, BLOCK 4, A & P
RAILWAY CO. ADDN.
R207935
6. GEORGE ATHENS
2419 PEGGY ANN DR.
GALLUP, NM 87301-0000
LOT 1, BLOCK 5, A & P
RAILWAY CO. ADDN.
R002887
7. LOT 2, BLOCK 5, A & P
RAILWAY CO. ADDN.
R020303



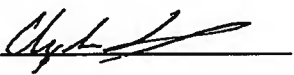
Jackie McKinney, Mayor
Linda Garcia, District 1 Councilor
Allan Landavazo, District 2 Councilor
Yogash Kumar, District 3 Councilor
Fran Palochak, District 4 Councilor
Maryann Ustick, City Manager
George W. Kozeliski, City Attorney



January 26, 2017

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Clyde (C.B.) Strain, Planning & Development Dir. 

REF: Case No. 14-00200005, request for final plat approval of Replat No. 1 of Lots 1 and 2, Sunrise Subdivision.

BACKGROUND

Mr. Ahmad Ayesh, property owner, has petitioned the Gallup Planning and Zoning Commission for final plat approval of Replat No. 1 of lots 1 and 2, Sunrise Subdivision.

The purpose of this request is to approve Replat No. 1 of lots 1 and 2, Sunrise Subdivision consisting of nine (9) lots containing a total of 12.6449 acres.

The properties are located north of Mark Avenue, immediately adjacent to and west of 1705 Mark Avenue; more particularly described as Lots 1 and 2, Sunrise Subdivision containing approximately 12.6449 acres to be known as Replat No. 1 of Lots 1 and 2, Sunrise Subdivision.

DISCUSSION

Replat No. 1 of Lots 1 & 2, Sunrise Subdivision received preliminary plat approval on June 8, 2016 which cleared the owner/developer to proceed with construction of all required infrastructure. All required utility infrastructure has been installed per City Standard and accepted by the City as part of the La Paloma Subdivision directly to the south of this subdivision.

The proposed subdivision consists 12.6449 acres and contains nine (9) individual lots. The proposed development for said lots is single family residential. The existing zoning designation for said properties is Single Family Residential (RS-1) Zoning District and will remain as such. All of the proposed lots meet the minimum dimensional requirements for the Single Family Residential (RS-1) Zoning District per the City of Gallup Land Development Standards.

FINDINGS

It is the findings of staff that the proposed subdivision complies with the City of Gallup Subdivision Regulations and meets all dimensional requirements for the Single Family Residential (RS-1) Zoning District. It is also the findings of staff that all required utility infrastructure necessary to service said subdivision has been installed per City standard and accepted by the City therefore the final Plat of Replat No.1 of Lots 1 & 2, Sunrise Subdivision, with the approval of the Gallup Planning and Zoning Commission, may be recorded in the office of the McKinley County Clerk which will make all lots within Replat No.1 of Lots 1 & 2, Sunrise Subdivision legal lots of record and will allow for the sale and development of said lots.

Staff recommends final plat approval of Replat No.1 of Lots 1 and 2, Sunrise Subdivision.

USE ADDITIONAL SHEETS IF NECESSARY. SUBMIT THE COMPLETED APPLICATION WITH ALL RELATED MATERIALS AND FILING FEE (PAYABLE TO THE CITY OF GALLUP) TO THE PLANNING DEPARTMENT. INCOMPLETE OR INACCURATE APPLICATIONS MAY DELAY HEARING OR DECISION DATE.

FEES: SKETCH-\$25.00 PRELIMINARY-1 acre or less \$100, + \$25 each additional acre FINAL PLAT-\$50.00
SITE DEVELOPMENT PLAN REVIEW-\$50.00 ADMIN. FINAL PLAT-\$25.00

REVIEW TYPE: (check only one category per submittal)

Major Subdivision: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat & Parcel Tracking Sheet ** Amendment	Minor Subdivision: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Administrative Subdivision: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Site Development: <input type="checkbox"/> Plan Review
---	--	---	--

1. APPLICANT INFORMATION

- (a) NAME: AHMAD AYESH Phone #: 505-722-6807
Mailing Address: 106 W. Hwy 66 Fax #: _____
City: Gallup State: NM Zip: 87301
- (b) Agent (if any): _____ Phone #: _____
Mailing Address: _____ Zip: _____
City: _____ State: _____ E-mail: _____
- (c) Project Engineer: PAUL MARTIN Phone #: 505-564-2139
Mailing Address: 125 W. Main St. Ste A Zip: 87401
City: FARMINGTON State: NM E-mail: PAUL@SAKURAEAG.COM
- (d) Signature of Applicant or Agent: [Signature] Date: 12/30/16
Printed Name: _____

2. PROPERTY OWNER

- (a) NAME: Ahmad Ayesh Phone #: 505-870-6364
Mailing Address: 105 W. Hwy 66 E-mail: _____
City: Gallup State: NM Zip Code: 87301
- (b) Signature of Property Owner: Ahmad Ayesh Date: 12/30/16
Printed Name: _____

3. LOCATION OF REQUEST

- (a) Street Address (if any): Mark Ave
- (b) Present Legal Description: Lots /Tracts: lot 1 & 2, Sunrise Subdivision

4. PROJECT DETAILS

- (a) Project is within jurisdiction of: City
- (b) Present Zoning: RS1 Number of Existing Structures: 0
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): _____
- (d) Number of Existing Lots: 2 Number of Proposed Lots: 9
- (e) Total Land Area: 12.6449 Acres
- (f) ** The McKinley County Parcel Tracking Sheet is attached: Yes ☐ No ☒ (Required with Final Plat)

O F F I C E U S E O N L Y

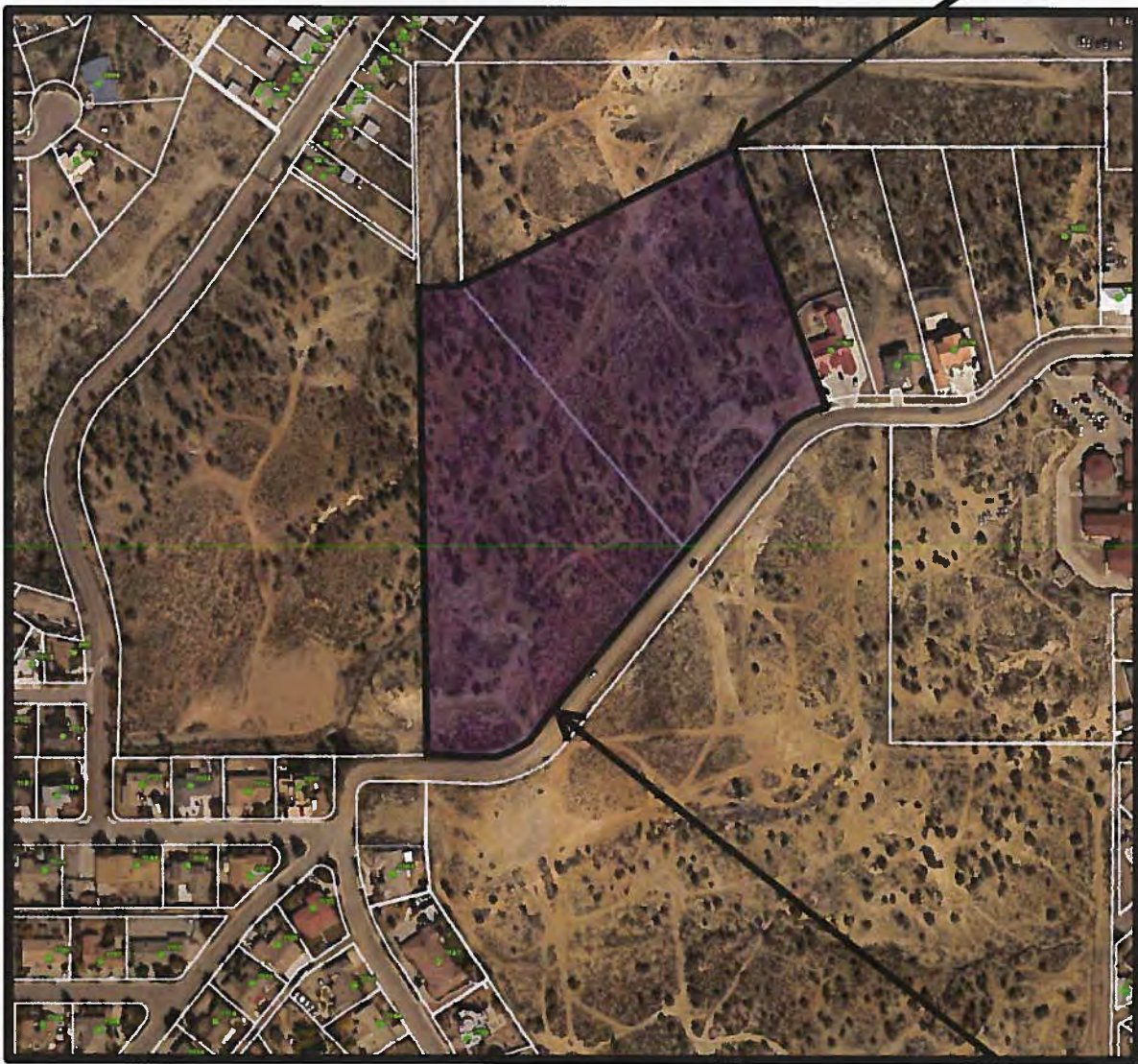
Pre-App. Confr.: _____ Application/Fees Accepted By: RH (mha)
Fee Paid: \$50.00 Method of Payment: CL # 65696
Hearing Date: 2/8/2016 Case #: 14-00200005

Rec'd
12/30/2016
mha

V2016.04.06

Request by Ahmad Ayesh, property owner, for Final Plat approval
of a Major Subdivision; Replat No. 1 of Lots 1 and 2, Sunrise Subdivision.
The property is located North of Mark Avenue, immediately adjacent to and
west of 1705 Mark Avenue; more particularly described as
Lots 1 and 2, Sunrise Subdivision.
Containing 12.6449 acres M/L

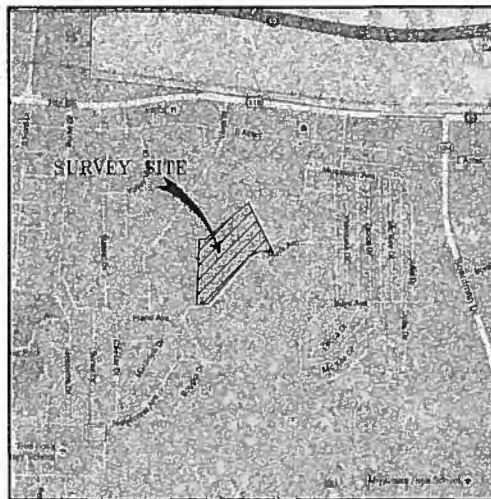
AERIAL IMAGERY



Request by Ahmad Ayesh, property owner, for Final Plat approval of a Major Subdivision; Replat No. 1 of Lots 1 and 2, Sunrise Subdivision. The property is located North of Mark Avenue, immediately adjacent to and west of 1705 Mark Avenue; more particularly described as Lots 1 and 2, Sunrise Subdivision. Containing 12.6449 acres M/L

SITE PHOTOS





VICINITY MAP
NOT TO SCALE

FINAL PLAT
REPLAT NO.1 OF LOTS 1 & 2, SUNRISE SUBDIVISION
SITUATED IN THE SE/4 OF THE SW/4 OF SECTION FOURTEEN (14), TOWNSHIP FIFTEEN (15)
NORTH OF RANGE EIGHTEEN (18) WEST, N.M.P.M., IN
THE CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO.

LEGEND:

- FOUND 1/2" REBAR, WIRED WASHER STAMPED 'NM RLS 5992'
- 1/2" ROD w/PS4329 CAP; CITY CONTROL POINT (CCP)
OR CITY COORDINATE POINT
- SET 5/8" REBAR, 2' LONG w/CAP MARKED NM PLS21663
- SET 2" IRON PIPE, 2' LONG w/TAG MARKED NM PLS21663
- FOUND 1/2" REBAR w/2" ALUMINUM CAP STAMPED 'DEPAULI
ENGINEERING & SURVEYING CO. NMPS13606'

MARTINELLI ESTATES
UNIT 1

Indian Trade
Center, Inc.
UNIT 3A

RECEIVED

CITY OF GALLUP
PLANNING DEPARTMENT
BY: *MAE* DATE: 12-28-16

DATE

SCOTT A. MARTIN
LICENSED PROFESSIONAL SURVEYOR No. 21663
STATE OF NEW MEXICO

OWNER'S CERTIFICATE

Know all men by these presents, that the foregoing SUBDIVISION of that certain tract of land in the SW/4 of Section 14,
T15N, R18W, N.M.P.M., Gallup, McKinley County, New Mexico being described to wit:

Lots 1 & 2, Sunrise Subdivision, as the same are shown on the plat of said subdivision filed in the Office of the Clerk
of McKinley County, New Mexico on December 12, 2001.

Containing 12.6449 acres of land more or less, now surveyed and platted as shown hereon, comprising the tract known as
"REPLAT NO. 1 OF LOTS 1 & 2, SUNRISE SUBDIVISION" in Gallup, McKinley County, New Mexico as appears on this plat to which
this dedication is attached and made a part hereof and this plat has been submitted to the City of Gallup as by statute
provided and is in accordance with the desires of the undersigned owners. Electric, telephone, gas, water, sewer and cable
television facilities and other franchised public utilities will be installed underground or overhead, in or along streets and alleys,
utility easements, public areas and in lot owners' facilities. All installations shall conform with applicable local codes in effect.
The streets, alleys, public ways and other public property as shown hereon are dedicated to the public for its use forever.
The easements as shown hereon are granted for underground pipelines, overhead and underground cables, poles, anchors,
conductors, conduits, transformer installation (including padmount and conventional) pullboxes, manholes, service facilities and all
other necessary equipment for an underground or aerial distribution system, together with overhead or service wire and with
the rights of ingress and egress thereto for the installation, operation, inspection, repair, maintenance, replacement and renewal
thereof and also the right to trim interfering trees and shrubs. Permanent structures will not be permitted on or over any
easement. Fences, sidewalks and driveway are hereby exempted but may be removed by recipient of this easement dedication.
We the undersigned owners with free consent, hereby set our hand and seal.

OWNERS/DEVELOPERS:

Ahmad Ayesh
Contact: Ahmad Ayesh
505-722-6807
105 W. HWY. 66
Gallup, NM 87301

Ahmad Ayesh (Owner)

ACKNOWLEDGEMENT

STATE OF NEW MEXICO }
COUNTY OF MCKINLEY }
THE FOREGOING DEDICATION AND AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____, 20__ by

My Commission Expires: _____

NOTARY PUBLIC

AFFIDAVIT

NOW COMES AHMAD AYESH, OWNERS, FIRST DULY SWORN UPON THEIR OATH AND STATE THAT THE SUBDIVISION
SHOWN HEREIN LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO.

AHMAD AYESH, OWNER

DATE

CERTIFICATION OF ACCEPTANCE AND APPROVAL

THE ABOVE DESCRIBED SUBDIVISION AND CONDITIONAL ACCEPTANCE OF THE DEDICATION OF RIGHTS OF WAY, EASEMENTS AND SITES FOR
CITY USE AND THE PLAT THEREOF UPON WHICH THIS CERTIFICATE APPEARS IS HEREBY APPROVED BY THE PLANNING AND ZONING
COMMISSION OF THE CITY OF GALLUP, NEW MEXICO, THIS ____ DAY OF ____, 20__.

ATTEST:

SECRETARY

CHAIRMAN, PLANNING AND ZONING COMMISSION

CERTIFICATE OF FILING

I, THE UNDERSIGNED CLERK AND EX-OFFICIO RECORDER OF THE CITY OF GALLUP, NEW MEXICO,
A MUNICIPAL CORPORATION OF THE STATE OF NEW MEXICO WITHIN THE COUNTY OF MCKINLEY,
DO HEREBY CERTIFY THAT THE ABOVE PLAT WAS DULY FILED IN MY OFFICE AS PROVIDED BY
LAW ON THE ____ DAY OF ____, 20__.

CLERK AND EX-OFFICIO RECORDER
CITY OF GALLUP, NEW MEXICO

CERTIFICATE OF FILING

I, _____, COUNTY CLERK AND EX-OFFICIO RECORDER FOR MCKINLEY
COUNTY, NEW MEXICO DO HEREBY CERTIFY THAT THE PLAT CONTAINED HEREON WAS FILED IN MY
OFFICE AS PROVIDED BY LAW ON THE ____ DAY OF ____, 20__.

CLERK AND EX-OFFICIO RECORDER
MCKINLEY COUNTY, NEW MEXICO

TAX CERTIFICATE

ACCOUNT NUMBERS: R638013 AND R300269

HEREBY CERTIFIES THAT THE TAXES HAVE BEEN PAID ON THE
HEREIN DESCRIBED PROPERTY THE LAST 10 YEARS INCLUDING THE YEARS OF ____

SIGNATURE:

773

Sakura
Engineering & Surveying

125 WEST MAIN STREET FARMINGTON, NEW MEXICO 87401
PHONE: 505.344.2139 FAX: 505.344.2110
SHEET 1 OF 1

INDEXING INFORMATION FOR COUNTY CLERK	PROJECT INFORMATION
OWNER AHMAD AYESH	PROJECT No. 2014-341
SECTION T 15 N, R 18 W	DRAWN BY: SAM
SUBDIVISION	CHECKED BY: SAM
DATE OF FIELD WORK AUGUST 2014	DATE December 28, 2016

December 30, 2016

MEMORANDUM

TO: GALLUP TASK FORCE {GTF}

- C.B. Strain, Community Planner
- Stan Henderson, Executive Director, Public Works Division
- Dennis Romero, Executive Director, GWSD
- Ernest Thompson, GWSD Water/Waste Water Superintendent
- Adrian Marrufo, GWSD Solid Waste Superintendent
- Marita Joe, Electric Dept., Electrical Engineer Tech II
- Jacob Lacroix, GFD, Fire Inspector
- Diane Willato, CenturyLink Engineer
- Irma Bustamante, NM Gas Co. Distribution Superintendent
- John Ortiz, Comcast Superintendent

FROM: 1st Roman J. Herrera

Roman J. Herrera, Development Review Coordinator

cc: Richard Matzke, Electric Director

CASE #: 14-00200005
PROJECT NAME: Replat NO. 1 of Lots 1 & 2, Sunrise Subdivision
PROPERTY OWNER: Ahmad Ayesh & Zeed Ayesh
PROJECT LOCATION: Lots 1 & 2, Sunrise Subdivision; SW ¼ of Sec. 14, T15N, R18W N.M.P.M. – Mark Avenue
DESCRIPTION: Major Subdivision; Final Plat Review: The owners/developers have submitted their final plat for review. Allow me to reiterate the proposed request; Lots 1 & 2 will be subdivided into nine (9) lots for future residential development. The property is presently zoned single family residential district (RS-1); a zone change is not being proposed. The subdivision request will be presented to the Planning & Zoning Commission as soon as possible, any conditions for approval should be included in staff recommendation to the Commission
ELECTRONIC COMMENTS DUE BY: 6 January 2017

A TASK FORCE MEETING HAS NOT BEEN SCHEDULED

COMMUNITY PLANNER COMMENTS:

P1.) Scale not shown.

P2.) Certificate and seal of licensed surveyor is missing.

P3.) Statement that the subdivision is with the free consent and in accordance with the desire of the undersigned owner of the land, acknowledged in a manner required for acknowledgment of deeds is missing.

P4.) Make corrections and submit nine (9) copies of the final plat for submittal to the Planning & Zoning Commission for approval.

CITY ENGINEER COMMENTS: Future Development shall require Pedestrian Infrastructure and Drainage Requirements per City Land Development Standards.

Drainage Easements are acceptable and no issues with Subdivision Plat.

GWSD CHIEF ENGINEER COMMENTS: No comments submitted.

WATER DEPARTMENT COMMENTS: No comments submitted.

WASTEWATER DEPARTMENT COMMENTS: No comments submitted.

ELECTRIC DEPARTMENT COMMENTS: Easements shown are good and No issues with subdivision plat. Overhead line is scheduled for this spring. All lots can be temporarily serviced by UG coming up little sisters of the poor by February 28th.

FIRE DEPARTMENT COMMENTS: No issues with subdivision

SOLID WASTE COMMENTS: No issues with subdivision

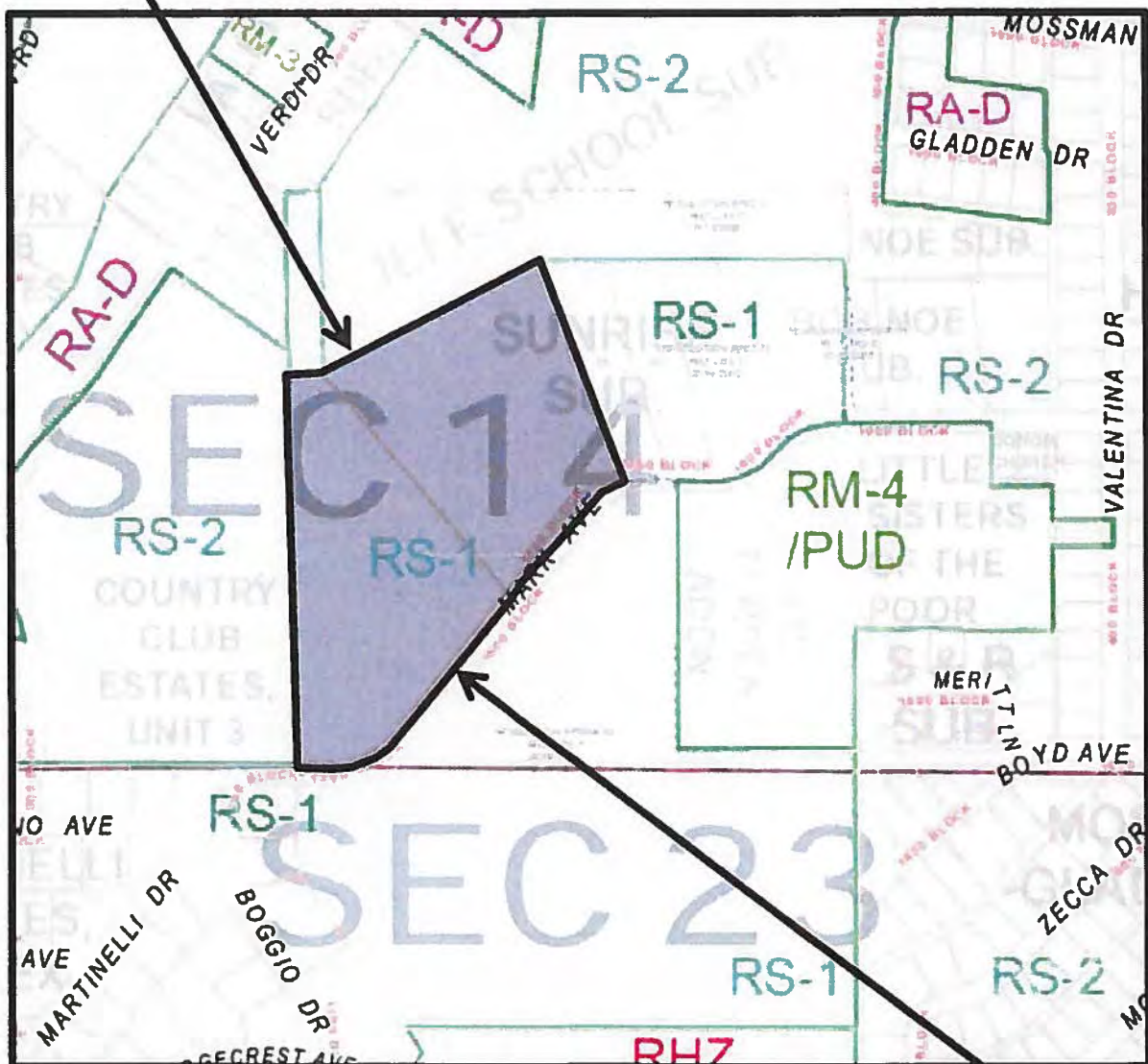
CENTURYLINK COMMENTS: No comments submitted.

NM GAS COMPANY COMMENTS: No comments submitted.

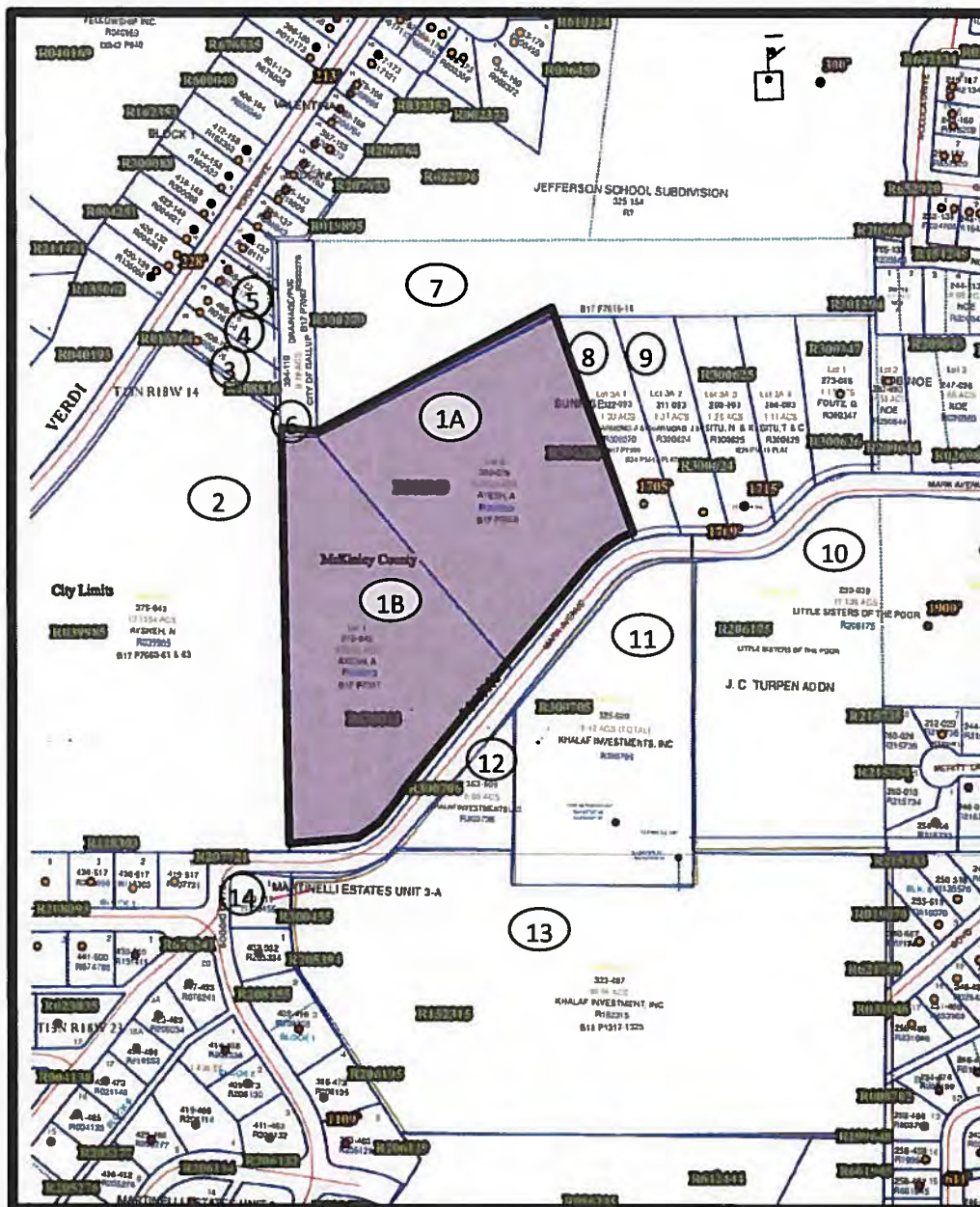
COMCAST COMMENTS: No comments submitted.

Request by Ahmad Ayesh, property owner, for Final Plat approval
of a Major Subdivision; Replat No. 1 of Lots 1 and 2, Sunrise Subdivision.
The property is located North of Mark Avenue, immediately adjacent to and
west of 1705 Mark Avenue; more particularly described as
Lots 1 and 2, Sunrise Subdivision.
Containing 12.6449 acres M/L

AREA MAP



PROPERTY MAP



Request by Ahmad Ayesh, property owner, for Final Plat approval of a
Major Subdivision; Replat No. 1 of Lots 1 and 2, Sunrise Subdivision.
The property is located North of Mark Avenue, immediately adjacent to and
west of 1705 Mark Avenue; more particularly described as
Lots 1 and 2, Sunrise Subdivision.
Containing 12.6449 acres M/L

ADDRESS LIST

- 1A. AHMAD AYESH
105 W. HWY 66
GALLUP, NM 87301-0000
LOT 2, SUNRISE SUBDIVISION, 6.3223 ACS M/L
R300269
- 1B. LOT 1, SUNRISE SUBDIVISION, 6.3223 ACS M/L
R638013
- 8. LOT 3A-1, REPLAT NO. 2 OF LOT 3, SUNRISE SUBDIVISION CONT. 1.33 ACS M/L
R300270
- 2. HAROLD L. CRASS
P.O. BOX 2743
EDGEWOOD, NM 87015-2743
TRACT 1, CONT. 13.1544 ACS M/L
IN SW1/4SW1/4 OF SEC.14 T15 R18,
COUNTRY CLUB ESTATES UNIT 3
R039985
- 4. GRANT FOUTZ, & MARY ELEANOR FOUTZ
510 JULIE DR.
GALLUP, NM 87301-0000
LOT 19, BLOCK 2, VALENTINA SUB.
R016764
- 3. BLOCK 2 LOT 20, VALENTINA SUB.
R208816
- 5. EUGENE BRENT PACHECO
P.O. BOX 4727
GALLUP, NM 87305-4727
BLOCK 2, LOT 18, VALENTINA SUB.
R674117

6. CITY OF GALLUP
P.O. BOX 1270
GALLUP, NM 87305-1270
0.7809 ACS M/L DRAINAGE & PUBLIC UTILITY RIGHT OF WAY IN SUNRISE SUB. ALSO
0.0685 ACS IN COUNTRY CLUB ESTATES UNIT # 3
R300279
7. SCHOOL BOARD OF EDUCATION
P.O. BOX 1318
GALLUP, NM 87305-1318
JEFFERSON SCHOOL SUB. REPLAT OF LOT 4 SUNRISE SUB., ALONG WITH TRACTS OF
ZECCA HEIGHTS AND UNPLATTED LANDS IN THE S1/2 OF SEC.14 T15 R18, CONT. 20.165 ACS
M/L
R622796
9. CHINEDU P. NWEKE
1709 E. MARK AVE.
GALLUP, NM 87301-0000
LOT 3A-2, REPLAT NO. 2 OF LOT 3, SUNRISE SUBDIVISION, CONT. 1.31 ACS M/L
R300624
10. LITTLE SISTERS OF THE POOR
1900 MARK AVE.
GALLUP, NM 87301-0000
A TRACT OF LAND CONT. 11.138 ACS M/L IN THE SE1/4SW1/4 WITHIN SEC.14 T15 R18,
AKA/J.C. TURPEN ADDN. AKA/TRACT A&B WEST OF ZECCA HEIGHTS
R206175
11. KHALAF INVESTMENTS, INC.
1603 W. HWY 66
GALLUP, NM 87301-0000
PARCEL 1, LYING IN THE SW1/4 OF SEC.14 T15 R18 AND THE NW1/4 OF SEC.23 T15 R18,
CONT. 5.42 ACS M/L
R300705
12. PARCEL 2, LYING IN THE SW1/4 OF SEC.14 T15 R18 AND THE NW1/4 OF SEC.23 T15 R18,
CONT. 0.90 ACS M/L
R300706
13. PARCEL 3, SITUATED IN THE N1/2 OF SEC.23 T15 R18, CONT. 16.56 ACS M/L
R152315
14. LOT 1 MARTINELLI ESTATES SUB. UNIT #3-A
R300455




Jackie McKinney, Mayor
Linda Garcia, District 1 Councilor
Allan Landavazo, District 2 Councilor
Yogash Kumar, District 3 Councilor
Fran Palochak, District 4 Councilor
Maryann Ustick, City Manager
George W. Kozeliski, City Attorney



January 26, 2017

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Clyde (C.B.) Strain, Planning & Development Dir. 

REF: Case No. 13-00200008, request for final plat approval for the La Paloma Subdivision Unit 1.

BACKGROUND

Mr. Nash Khalaf, property owner, has petitioned the Gallup Planning and Zoning Commission for final plat review and approval of the La Paloma Subdivision Unit 1.

The purpose of this request is to approve La Paloma Subdivision Unit 1 being the first unit of a two unit subdivision containing 34 individual lots. The properties are located directly south of Mark Avenue and directly west of Little Sisters of the Poor and are more particularly described as three unplatted parcels of land located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23 and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, T15N, R18W, containing 23.3 acres (m/l), to be known as the La Paloma Subdivision Unit 1.

DISCUSSION

The La Paloma Subdivision received preliminary plat approval on June 11, 2014 which cleared the owner/developer to proceed with construction of all required infrastructure. Unit 1 of the proposed subdivision consists of 8.058 acres and contains thirty four (34) individual lots. The proposed development for said lots is single family residential. The proposed subdivision is currently zoned Single Family Residential (RS-1) Zoning District however the owner/developer wishes to rezone Unit 1 of the subdivision to Single Family Residential (RS-2) Zoning District after approval of said subdivision.

All required utility, vehicular and pedestrian infrastructure has been installed per City standard and accepted by the City. Copies of letters of acceptance of all installed infrastructure are included in your agenda packets for your review. All platted lots meet the minimum dimensional requirements for the Single Family Residential (RS-2) Zoning District.

FINDINGS

It is the findings of staff that the La Paloma Subdivision Unit 1 complies with the City of Gallup Subdivision Regulations and meets all dimensional requirements for the Single Family Residential (RS-2) Zoning District. It is also the findings of staff that all required utility, vehicular and pedestrian infrastructure has been installed per City standard and accepted by the City therefore the final Plat of the La Paloma Subdivision Unit 1, with the approval of the Gallup Planning and Zoning Commission, may be recorded in the office of the McKinley County Clerk which will make all lots within the La Paloma Subdivision Unit 1 legal lots of record and will allow for the sale and development of said lots.

Staff recommends approval of the final plat of the La Paloma Subdivision Unit 1.

ADDITIONAL SHEETS IF NECESSARY. SUBMIT THE COMPLETED APPLICATION WITH ALL RELATED MATERIALS AND FEE (PAYABLE TO THE CITY OF GALLUP) TO THE PLANNING DEPARTMENT. INCOMPLETE OR INACCURATE APPLICATIONS MAY DELAY HEARING OR DECISION DATE.

FEES: SKETCH-\$25.00 PRELIMINARY-1 acre or less \$100. + \$25 each additional acre FINAL PLAT-\$50.00
SITE DEVELOPMENT PLAN REVIEW-\$50.00 ADMIN. FINAL PLAT-\$25.00

REVIEW TYPE: (check only one category per submittal)

Major Subdivision: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Preliminary Plat <input checked="" type="checkbox"/> Final Plat & Parcel Tracking Sheet ** <input type="checkbox"/> Amendment	Minor Subdivision: <input type="checkbox"/> Sketch Plat <input type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Administrative Subdivision: <input type="checkbox"/> Sketch Plat <input checked="" type="checkbox"/> Final Plat & Parcel Tracking Sheet **	Site Development: <input type="checkbox"/> Plan Review
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1. APPLICANT INFORMATION

- (a) NAME: Khalif Investments Phone #: 505-863-9348
Mailing Address: 1603 W. Highway 66 Fax #: _____
City: Gallup NM State: NM Zip: 87301
- (b) Agent (if any): _____ Phone #: _____
Mailing Address: _____ Zip: _____
City: _____ State: _____ E-mail: _____
- (c) Project Engineer: Sakura Gay + Sanyang Phone #: 505-564-2139
Mailing Address: 125 W Main Zip: 87401
City: Farmington State: NM E-mail: Sakura@Sakuraeng.com
- (d) Signature of Applicant or Agent: _____ Date: _____

2. PROPERTY OWNER

- (a) NAME: _____ Phone #: _____
Mailing Address: _____ E-mail: _____
City: _____ State: _____ Zip Code: _____
- (b) Signature of Property Owner: Nashat Khalef Date: 12-22-2016

3. LOCATION OF REQUEST

- (a) Street Address (if any): Mark Ave
- (b) Present Legal Description: Lots /Tracts: See drawings
LA Poloma Subdivision Unit 1

4. PROJECT DETAILS

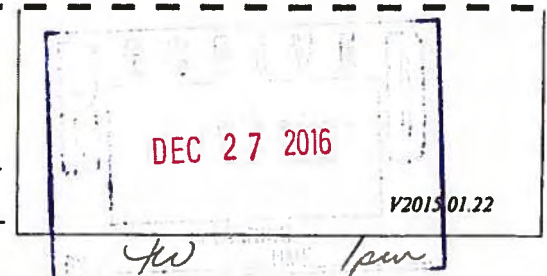
- (a) Project is within jurisdiction of: City of Gallup
- (b) Present Zoning: _____ Number of Existing Structures: 0
- (c) Proposed Zoning (if a zone change is proposed there is a separate application process): _____
- (d) Number of Existing Lots: 1 Number of Proposed Lots: 54 unit / total 98
- (e) Total Land Area: 23.29 33 Acres
- (f) ** The McKinley County Parcel Tracking Sheet is attached: Yes ☐ No ☐ (Required with Final Plat)

OFFICE USE ONLY

Pre-App. Confr.: _____ Application/Fees Accepted By: RP (mha)

Fee Paid: \$ 50 Method of Payment: CK # 10067

Hearing Date: 2/8/17 Case #: 13-00200008

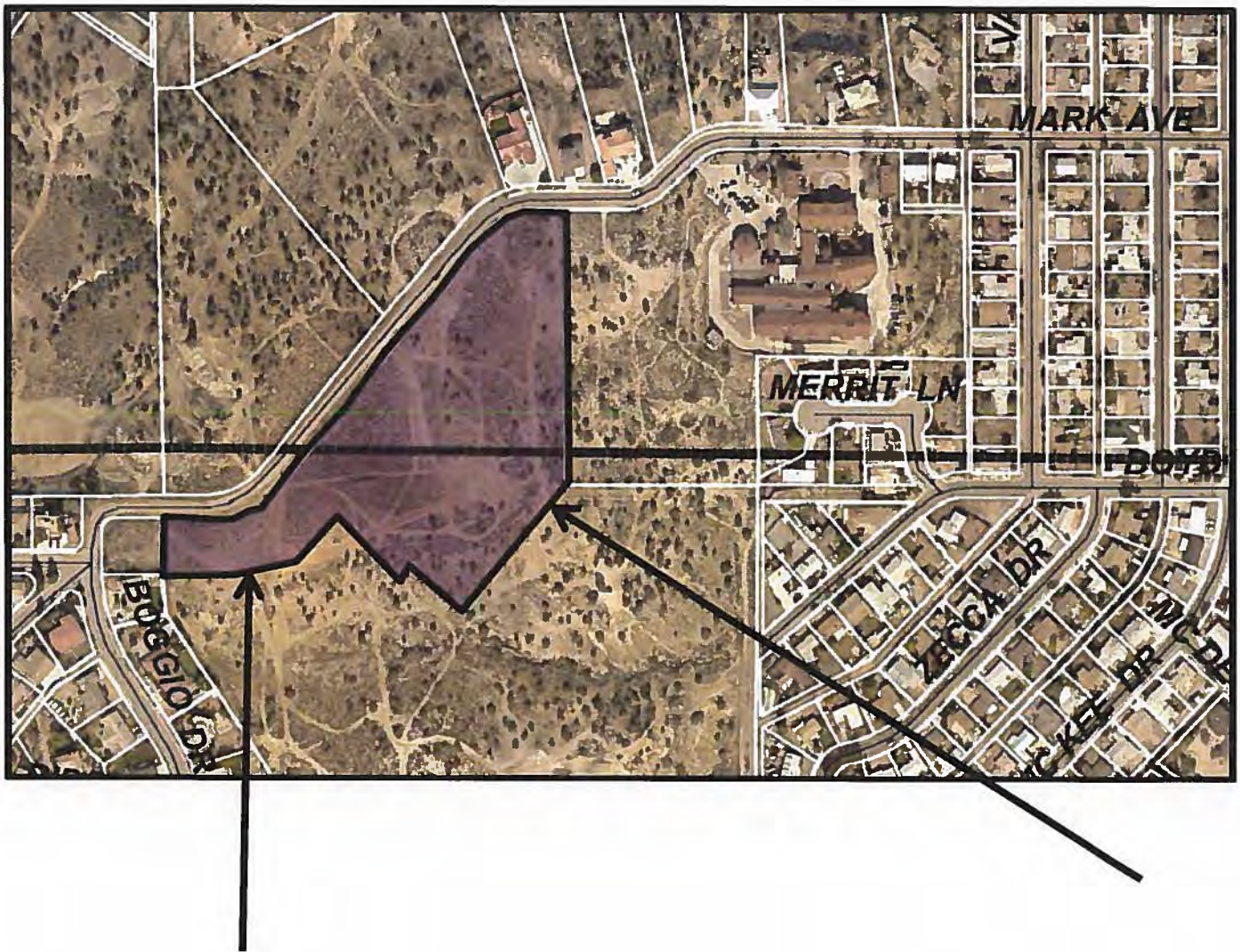


Request by Khalaf Investments, Inc. property owner, for Final Plat Approval of La Paloma Subdivision Unit One, containing 34 lots. The property is located south of Mark Avenue; more particularly described as unplatted parcels of land located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23 and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, T15N, R18W; containing 8.058 acres m/l.

and

For the rezoning of 34 lots in Unit One of the La Paloma Subdivision. The request is to rezone Lots 1 thru 22, Block 1 and Lots 1 thru 12, Block 2, La Paloma Subdivision Unit One, from Single Family Residential District (RS-1) to Single Family Residential District (RS-2)

AERIAL IMAGERY



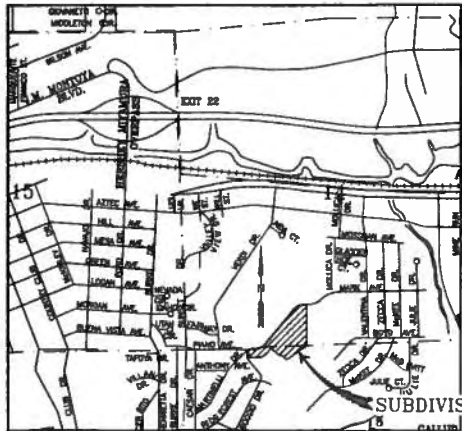
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SITE PHOTO





VICINITY MAP
NOT TO SCALE

OWNERSHIP

KHALAF INVESTMENTS
Contact: NASH KHALAF
505-863-9345
1603 W. HWY. 66
Gallup, NM 87301

AREA OF SUBDIVISION

31,004.949 SQ. FT.
0.698 AC.

ZONING LEGEND

PUD PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT
RS-1 SINGLE FAMILY RESIDENTIAL DISTRICT
RS-2 SINGLE FAMILY RESIDENTIAL DISTRICT
RM4 MULTIPLE FAMILY RESIDENTIAL - MIXED USE DISTRICT

BASIS OF BEARINGS

BEARINGS SHOWN ARE GRID, DISTANCE
AND COORDINATES ARE GROUND,
BASED ON THE NAD83 GPS SYSTEM

REFERENCES

- R-1 WARRANTY DEED FOR KHALAF INVESTMENTS, RECORDED ON JUNE 02, 2008, IN
DOCUMENT NUMBER 340211 AT THE MCKINLEY COUNTY, NEW MEXICO CLERKS OFFICE.
R-2 WARRANTY DEED FOR KHALAF INVESTMENTS, RECORDED ON APRIL 24, 2007, IN BOOK 28
AT PAGE 7255 AT THE MCKINLEY COUNTY, NEW MEXICO CLERKS OFFICE.
R-3 SURVISE SUBDIVISION TO THE CITY OF GALLUP, RECORDED ON DECEMBER 18, 2001, IN
BOOK 17 AT PAGE 7082 AT THE MCKINLEY COUNTY, NEW MEXICO CLERKS OFFICE.
R-4 REPLAT NO. 2 OF LOT 3 SURVISE SUBDIVISION, RECORDED ON APRIL 28, 2005, IN BOOK
24 AT PAGE 5618 AT THE MCKINLEY COUNTY, NEW MEXICO CLERKS OFFICE.
R-5 MARTINELLI ESTATES SUBDIVISION UNIT 3-A, RECORDED ON JANUARY 24, 1990, IN
DOCUMENT NUMBER 239,515 AT THE MCKINLEY COUNTY, NEW MEXICO CLERKS OFFICE.
R-6 MOSSMAN-GLADDEN SUBDIVISION NO. 1, RECORDED ON JULY 26, 1956, IN MAP NUMBER
G-510 AT THE MCKINLEY COUNTY, NEW MEXICO CLERKS OFFICE.
R-7 MOSSMAN-GLADDEN SUBDIVISION NUMBER ONE REPLAT, RECORDED ON FEBRUARY 17,
1961, IN DOCUMENT NUMBER 87211 AT THE MCKINLEY COUNTY, NEW MEXICO CLERKS OFFICE.
R-8 MARTINELLI ESTATES SUBDIVISION UNIT 3, RECORDED ON DECEMBER 27, 1982, IN
DOCUMENT NUMBER 208,943 AT THE MCKINLEY COUNTY, NEW MEXICO CLERKS OFFICE.

MONUMENT NOTE:

ALL INTERIOR MONUMENTS SHALL BE SET
ACCORDING TO THE MINIMUM STANDARDS FOR
SURVEYING IN NEW MEXICO, TITLE 12 CHAPTER
8 PART 2.17

LEGEND

- ◆ FOUND SECTION CORNER AS NOTED
□ CALCULATED CORNER AS NOTED
○ FOUND CORNER AS NOTED
▲ SET 5/8" REBAR WITH PLASTIC CAP LS-21683
▲ SET SURVEY WASHER LS-21683
◆ TAGGED FENCE POST WITH SURVEY WASHER
LS-21683
(M) MEASURED DATA
(R) RECORDED DATA

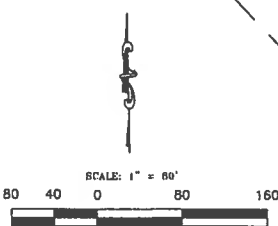
EPA NOTE

ANY DEVELOPER, OWNER, OR CONTRACTOR CAUSING LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES WITHIN
THIS DEVELOPMENT MUST COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
STORMWATER PROGRAM, AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA) BY OBTAINING A
CONSTRUCTION GENERAL PERMIT (CGP), WHICH DEPENDING ON THE NUMBER AND SIZE OF THE LOTS INCLUDES
PREPARING AND IMPLEMENTING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE
RESPONSIBILITY OF EACH DEVELOPER, OWNER, AND CONTRACTOR TO KNOW THE REGULATIONS INVOLVED WITH
THE SWPPP PROCESS. SAKURA ENGINEERING & SURVEYING, INC. ASSUMES NO LIABILITY OR RESPONSIBILITY
FOR THE COMPLIANCE WITH THIS REGULATION.

FINAL PLAT LA PALOMA SUBDIVISION UNIT ONE A 8.058 ACRE SUBDIVISION WITHIN UN-PLATTED LANDS LOCATED IN THE NE/4 OF THE NW/4 OF SECTION 23 AND THE SE/4 OF THE SW/4 OF SECTION 14, T15N, R18W, N.M.P.M. GALLUP, MCKINLEY COUNTY, NEW MEXICO A 34 LOT SUBDIVISION BY KHALAF INVESTMENTS, 1603 W. HIGHWAY 66, GALLUP, NM; TELE 505-863-9345

NOTES

1. THE OWNERS ARE RESPONSIBLE FOR GETTING PERMITS FOR LAND DISTURBANCE FROM THE
ENVIRONMENTAL PROTECTION AGENCY.
2. SUBJECT TO ANY AND ALL EASEMENTS AND SERVITUDES, PUBLIC OR PRIVATE, OF
WHATSOEVER KIND OR NATURE, IN EXISTENCE AT THE DATE HEREOF.
3. ALL ACCESS AND UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND
CONVEYED TO ALL OWNERS OF PROPERTY ADJOINING SAID EASEMENTS, THEIR HEIRS,
SUCCESSORS AND/OR ASSIGNS.
4. THE WORD "CERTIFY" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN
EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST
KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE,
NOR A WARRANTY, EXPRESSED OR IMPLIED.
5. THE OWNERS ARE RESPONSIBLE FOR SUPPLYING ALL REQUIRED MAPS TO THE UTILITY
DEPARTMENTS FOR UTILITIES TO BE GRANTED AND SUPPLIED.
6. ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 350042
EFFECTIVE DATE FEBRUARY 17, 2010, THIS PROPERTY DOES NOT LIE WITHIN ANY
DESIGNATED SPECIAL FLOOD AREA.



MARTINELLI ESTATES
SUBDIVISION UNIT 3A

EXISTING 7' UTILITY EASEMENT
10' ELECTRIC EASEMENT
DEDICATED PER THIS PLAT
KHALAF INVESTMENTS
2104088350079

ZONING DIMENSIONS

- a) SETBACK RESTRICTIONS
FRONT- 20.00 FEET
REAR- 20.00 FEET
SIDE- 5.00 FEET
- b) 35.0 FEET HEIGHT RESTRICTIONS.

PER CITY OF GALLUP LAND DEVELOPMENT STANDARD 10-48-1-3.

RECORDED COVENANTS

THIS SUBDIVISION IS SUBJECT TO COVENANTS
FILED AT BK _____ PG _____

Curve Table					
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C1	29.19	214.56	7.7853	N88° 25' 03"E	29.17
C2	55.38	214.56	14.7880	N75° 07' 31"E	55.23
C3	82.17	214.56	18.6030	N59° 25' 48"E	81.98
C4	43.11	214.56	11.5118	N45° 22' 19"E	43.04
C5	39.44	25.00	90.3978	S85° 03' 47"W	35.48
C6	39.10	25.00	89.6047	S4° 56' 21"E	35.23
C7	71.94	185.29	24.9364	S52° 31' 50"W	71.37
C8	73.27	185.29	25.3968	S77° 41' 50"W	72.87
C9	19.91	75.00	15.2130	N42° 00' 48"W	19.86
C10	45.13	75.00	34.4742	N17° 10' 11"W	44.45
C11	21.73	25.00	49.8052	N24° 50' 08"W	21.05
C12	17.32	25.00	39.6882	N19° 54' 41"E	16.87
C13	41.50	75.00	31.7019	N18° 55' 08"E	40.97
C14	10.48	75.00	7.8883	N38° 45' 45"E	10.45
C15	167.73	189.56	50.70	N84° 57' 58"E	162.31
C16	148.20	189.56	50.330	S85° 13' 44"W	140.58
C17	43.48	50.00	49.8055	N24° 50' 08"W	42.11
C18	34.83	50.00	38.6882	N19° 54' 41"E	33.95
C19	189.85	214.56	50.6881	S64° 57' 58"W	183.72
C20	167.20	190.29	50.340	S85° 13' 08"W	161.87

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT THE FOREGOING SUBDIVISION OF CERTAIN TRACTS OF LAND IN THE
NE/4 OF THE NW/4 OF SECTION 23 AND THE SE/4 OF THE SW/4 OF SECTION 14, T15N, R18W, N.M.P.M.,
GALLUP, MCKINLEY COUNTY, NEW MEXICO AND BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SW/4 OF SECTION 14 AND THE NW/4 OF SECTION 23, T15N, R18W, N.M.P.M.,
MCKINLEY COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE LINE CORNER TO SAID SECTIONS 14 AND 23, THENCE N88°43'11"W
ALONG THE SOUTHERLY BOUNDARY OF THE LITTLE SISTERS OF THE POOR PROPERTY A DISTANCE OF 427.72'
TO THE "TRUE POINT OF BEGINNING" FOR THIS DESCRIPTION:

THENCE N02°17'E A DISTANCE OF 631.25' ALONG THE WESTERLY BOUNDARY OF THE LITTLE SISTERS OF THE
POOR PROPERTY TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF MARK AVE;
THENCE N89°40'57"W, A DISTANCE OF 53.59' FOLLOWING THE SAID RIGHT-OF-WAY TO A POINT OF CURVE;
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 190.29' FOR A
LENGTH OF 167.20', A CHORD BEARING S83°37'08"W, AND A CHORD DISTANCE OF 161.87';
THENCE S39°51'51"W A DISTANCE OF 707.33' FOLLOWING THE SAID RIGHT-OF-WAY TO A POINT OF CURVE;
THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 214.56' FOR A
DISTANCE OF 189.85', A CHORD BEARING S84°57'58"W, AND A CHORD DISTANCE OF 183.72';
THENCE S89°59'34"W, A DISTANCE OF 90.16' TO THE NORTHWEST CORNER OF THE DESCRIBED SUBDIVISION;
THENCE S00°05'19", A DISTANCE OF 118.93' LEAVING SAID RIGHT-OF-WAY AND BEING THE EASTERN
BOUNDARY OF MARTINELLI ESTATES SUBDIVISION UNIT 3A;
THENCE S05°59'51", A DISTANCE OF 10.44' BEING THE EASTERN BOUNDARY OF MARTINELLI ESTATES
SUBDIVISION UNIT 3A;
THENCE LEAVING SAID EASTERN BOUNDARY OF MARTINELLI ESTATES SUBDIVISION UNIT 3A,
N86°09'36", A DISTANCE OF 194.66';
THENCE N59°18'33", A DISTANCE OF 66.05';
THENCE N42°07'21", A DISTANCE OF 128.40';
THENCE S50°14'40", A DISTANCE OF 178.91';
THENCE N38°45'20", A DISTANCE OF 28.68';
THENCE S50°14'40", A DISTANCE OF 135.77';
THENCE N18°59'19", A DISTANCE OF 7.50';
THENCE N57°20'15", A DISTANCE OF 55.53';
THENCE N39°55'14", A DISTANCE OF 70.22';
THENCE N60°00'00", A DISTANCE OF 89.27';
THENCE N56°24'00", A DISTANCE OF 90.06';
THENCE N30°22'07"W, A DISTANCE OF 9.88';
THENCE N59°37'53"E, A DISTANCE OF 51.31';
THENCE S49°59'18", A DISTANCE OF 7.22' TO THE POINT OF BEGINNING.

HAVING A TOTAL AREA OF 8.058 ACRES.

NOW SURVEYED AND PLATTED AS SHOWN HEREON, SAID SUBDIVISION COMPRISING THE TRACT KNOWN AS
LA PALOMA SUBDIVISION UNIT ONE TO THE CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO CONTAINING
8.058 ACRES MORE OR LESS, AS APPEARS ON THIS PLAT TO WHICH THIS DEDICATION IS ATTACHED AND
MADE A PART HEREOF AND THIS PLAT HAS BEEN SUBMITTED TO THE CITY OF GALLUP AS BY STATUTE
PROVIDED AND IS IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. ELECTRIC, TELEPHONE,
GAS, WATER, SEWER, AND CABLE TELEVISION FACILITIES AND OTHER FRANCHISED PUBLIC UTILITIES WILL BE
INSTALLED UNDERGROUND OR OVERHEAD, IN OR ALONG STREETS AND ALLEYS, RIGHT OF WAYS, UTILITY
EASEMENTS, PUBLIC AREAS, AND IN LOT OWNERS' FACILITIES. ALL INSTALLATIONS SHALL CONFORM WITH THE
APPLICABLE LOCAL CODES IN EFFECT, THE STREETS, ALLEYS, PUBLIC WAYS, RIGHT OF WAYS, AND OTHER
PUBLIC PROPERTY AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR ITS USE FOREVER. THE
EASEMENTS AND RIGHTS OF WAYS AS SHOWN HEREON ARE GRANTED FOR UNDERGROUND PIPELINES,
OVERHEAD AND UNDERGROUND CABLES, POLES, ANCHORS, CONDUCTORS, CONDUITS, TRANSFORMER
INSTALLATION (INCLUDING PADMOUNT AND CONVENTIONAL), PULLBOXES, MANHOLES, SERVICE FACILITIES, AND
ALL OTHER NECESSARY EQUIPMENT FOR AN UNDERGROUND OR AERIAL DISTRIBUTION SYSTEM, TOGETHER WITH
OVERHANG OR SERVICE WIRE AND WITH THE RIGHTS OF INGRESS AND EGRESS HERETO FOR THE
INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, REPLACEMENT, AND RENEWAL THEREOF AND
ALSO THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. PERMANENT STRUCTURES WILL NOT BE
PERMITTED ON OR OVER ANY EASEMENT, FENCES, SIDEWALKS, AND DRIVEWAYS ARE HEREBY EXEMPTED BUT
MAY BE REMOVED BY RECIPIENT OF THIS EASEMENT DEDICATION, I, THE UNDERSIGNED OWNER, WITH FREE
CONSENT, HEREBY SET MY HAND AND SEAL.

CERTIFICATION

I, SCOTT A. MARTIN, A NEW MEXICO LICENSED PROFESSIONAL SURVEYOR CERTIFY THAT I CONDUCTED AND
AM RESPONSIBLE FOR THIS SURVEY, THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE AND BELIEF, AND THAT THIS SURVEY AND PLAT MEET THE MINIMUM STANDARDS FOR SURVEYING
IN NEW MEXICO.

DATE

SCOTT A. MARTIN
LICENSED PROFESSIONAL ENGINEER No.21983
STATE OF NEW MEXICO

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT KHALAF INVESTMENTS, INC., A NEW MEXICO CORPORATION, BEING THE SOLE OWNER(S)
AND PROPRIETOR(S) OF THE LAND ABOVE DESCRIBED, HAVE MADE A SUBDIVISION OF SAID
LAND, AND THAT SAID SUBDIVISION IS NAMED AND SHALL BE KNOWN AS:

LA PALOMA SUBDIVISION UNIT ONE

THAT THE SAID SUBDIVISION, AS SHOWN ON THIS PLAT, IS WITH THE CONSENT AND IN
ACCORDANCE WITH THE DESIRES OF SAID OWNER(S), AND THE STREETS AND EASEMENTS
SHOWN ARE DEDICATED FOR PUBLIC USE AS SUCH, TOGETHER WITH EASEMENTS FOR PUBLIC
UTILITIES, INCLUDING EASEMENTS FOR OVERHANG OF SERVICE WIRES OF POLE TYPE UTILITIES,
AND EASEMENTS FOR UNDERGROUND OR BURIED SERVICE WIRES WITH THE RIGHT TO INCLUDE
NECESSARY MAINTENANCE OF THE SAME, AND RIGHT OF INGRESS AND EGRESS TO AND FROM
SAID EASEMENTS.

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE
EXECUTED THIS _____ DAY OF _____, 2017.

NASH KHALAF, PRESIDENT
KHALAF INVESTMENTS INC., A NEW MEXICO CORPORATION

AFFIDAVIT

NOW COMES NASH KHALAF, MANAGER OF KHALAF INVESTMENTS INC., A NEW MEXICO CORPORATION,
FIRST DULY SWORN UPON HIS OATH AND STATES THAT THE SUBDIVISION SHOWN HEREON LIES
WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF GALLUP, MCKINLEY COUNTY,
NEW MEXICO.

NASH KHALAF, PRESIDENT
KHALAF INVESTMENTS INC., A NEW MEXICO CORPORATION

ACKNOWLEDGEMENT

STATE OF NEW MEXICO) JSS
COUNTY OF MCKINLEY)

THE FOREGOING DEDICATION AND AFFIDAVIT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____
20____, BY NASH KHALAF, PRESIDENT, KHALAF INVESTMENTS A NEW MEXICO CORPORATION.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC

CERTIFICATION OF ACCEPTANCE AND APPROVAL

THE ABOVE DESCRIBED SUBDIVISION AND CONDITIONAL ACCEPTANCE OF THE DEDICATION OF RIGHTS
OF WAY, EASEMENTS AND SITES FOR CITY USE AND THE PLAT THEREOF UPON WHICH THIS
CERTIFICATE APPEARS IS HEREBY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF GALLUP, NEW MEXICO, THIS _____ DAY OF _____, 2017

ATTEST: SECRETARY CHAIRMAN OF PLANNING AND ZONING COMMISSION

MCKINLEY COUNTY TREASURER ACCEPTANCE

ACCOUNT NUMBERS: R152315 AND R300706

APPROVED PURSUANT TO SENATE BILL 406, THAT REQUIRES ALL TAXES, PENALTIES,
INTEREST AND FEES THROUGH THE CURRENT TAXABLE YEAR BE PAID PRIOR TO THE
DIVISION OR COMBINING OF ANY REAL PROPERTY IN MCKINLEY COUNTY.

COUNTY TREASURER DATE

CERTIFICATE OF FILING

I, THE UNDERSIGNED CLERK AND EX-OFFICIO RECORDER OF THE CITY OF GALLUP, A
MUNICIPAL CORPORATION OF THE STATE OF NEW MEXICO, WITHIN MCKINLEY COUNTY, DO
HEREBY CERTIFY THAT THE PLAT WAS FILED IN MY OFFICE AS PROVIDED BY LAW ON THE
_____ DAY OF _____, 2017.

CLERK AND EX-OFFICIO RECORDER
CITY OF GALLUP

CERTIFICATE OF FILING

I, THE UNDERSIGNED CLERK AND EX-OFFICIO RECORDER OF MCKINLEY COUNTY, DO
HEREBY CERTIFY THAT THE PLAT WAS FILED IN MY OFFICE AS PROVIDED BY LAW ON THE
_____ DAY OF _____, 2017.

COUNTY CLERK AND EX-OFFICIO
RECORDER MCKINLEY COUNTY, NEW MEXICO

APPROVAL: CITY OF GALLUP

DIRECTOR, WATER, WASTEWATER & SANITATION

CERTIFICATION

NEW MEXICO GAS COMPANY

CITY ENGINEER

CITY OF GALLUP ELECTRIC DIRECTOR

Sakura
Engineering & Surveying

125 WEST MAIN STREET FARMINGTON, NEW MEXICO 87401

PHONE: 505.864.2138 FAX: 505.864.2318

SHEET 1 OF 1

BOOKING INFORMATION FOR COUNTY CLERK		PROJECT INFORMATION	
OWNER	KHALAF INVESTMENTS	PROJECT No.	2013-310
SECTION	14-23	DRAWN BY:	SDS/SAM
T 15 N, R 18 W		CHECKED BY:	SAM
LA PALOMA - UNIT ONE		DATE	JANUARY 19, 2017
DATE OF FIELD WORK	AUGUST 2013		

December 27, 2016

MEMORANDUM

TO: GALLUP TASK FORCE {GTF}

- C.B. Strain, Community Planner
- Stan Henderson, Executive Director, Public Works Division
- Dennis Romero, Executive Director, GWSD
- Ernest Thompson, GWSD Water/Waste Water Superintendent
- Marita Joe, Electrical Engineer Tech II
- Adrian Marrufo, GWSD Solid Waste Superintendent
- Jacob Lacroix, GFD, Fire Inspector
- Diane Willato, CenturyLink Engineer
- Irma Bustamante, NM Gas Co. Distribution Superintendent
- John Ortiz, Comcast Superintendent

FROM: 1st Roman J. Herrera

Roman J. Herrera, Development Review Coordinator

cc: Richard Matzke, Electric Director

CASE #: 13-00200008
PROJECT NAME: La Paloma Subdivision
PROPERTY OWNER: Khalaf Investments, Inc. – Nash Khalaf
PROJECT LOCATION: A tract of land in the SW ¼ of Section 14 & the NW ¼ of Section 23, T15N, R18W, N.M.P.M. – Mark Avenue
DESCRIPTION: Major Subdivision; Final Plat, Unit 1: The owner/developer has submitted for Final Plat Unit 1 review, which consist of 33 Lots. Unit 1 is presently zoned Single-family residential district (RS-1) and a zone change will be requested under separate application, to Single-family residential district (RS-2).
ELECTRONIC COMMENTS ARE DUE BY: 3 January 2017

A TASK FORCE MEETING HAS NOT BEEN SCHEDULED

COMMUNITY PLANNER COMMENTS:

P1.) Remove zoning map from plat and indicate zoning on subdivision plat and zoning legend.

P2.) Reduce curve tables and only include Unit One.

P3.) Show current date on plat.

P4.) Name of subdivision shall be as follows: "La Paloma Subdivision Unit One".

P5.) Legal description and total square footage and acreage shall include Unit One only and not entire subdivision.

P6.) Show total number of lots for Unit One in a legend.

P7.) Include omitted Lot 12 in Block 2 of Unit One.

P8.) Identify 10' PUE on lot frontages "dedicated this plat".

P9.) Certification and seal of engineer is not included on plat.

P10.) Remove "Gallup Joint Utilities Director" language and add "Director, Gallup Water and Sanitation Utility"

P11.) Remove "Electric Utility Director" language and add "City of Gallup Electric Director".

P12.) Include Unit One only on plat and remove Unit Two & all associated with it.

P13.) Remove Zone Change legend from plat.

P14.) Include zoning for Unit One and adjacent land only and remove Unit Two zoning from Zoning Legend.

P15.) Remove Lot Access Note.

P16.) All new easement must be shown as "dedicated this plat".

P17.) Existing easements must be shown as "existing", if applicable.

P18.) Easement just southeast of Lot 15, Block 1 is not legible.

CITY ENGINEER COMMENTS: No further comments or requirements for Unit 1.

GWSD CHIEF ENGINEER COMMENTS:

1. "Please change the title on the signature block from "Gallup Joint Utilities Director" to "Water and Sanitation Utilities Director"
2. "Right and Top Borders on both sheets were cut off. Please correct."

WATER DEPARTMENT COMMENTS: We have no issues with this.

WASTEWATER DEPARTMENT COMMENTS: We have no issues with this

ELECTRIC DEPARTMENT COMMENTS: 1. Unit One now appears to have 33 lots. Developer has paid for electric service to 34 lots (the 33 lots shown on the Final Plat submitted and what would have been Lot 12 in Block 2 of the AS-built). I believe all City

utilities will be available to Lot 12, Block 2 but this lot cannot be sold if it is not platted. Need to clarify it 33lots or 34lots.

2. The title on both pages indicates that this is a 98 lot subdivision, but Unit One appears to be 33 lots. Isn't that the number of lots that should be indicated?

3. I don't know if it matters, but Unit Two will include lots from Blocks 1 and 2, as well as the remaining Blocks 3 - 6.

4. Drainage Easement Note on Sheet 2 references Block 7, but I did not see Block 7 on the drawings.

5. 10' PUE along the west property needs to be relabeled to "dedicate this plat".

6. Lot Access Note on Sheet 1. Is this referring to lots 1-5 in Block 3 rather than Block 4? These lots are not labeled on either drawing.

FIRE DEPARTMENT COMMENTS: No issues with layout.

SOLID WASTE COMMENTS: No Solid Waste issues

CENTURYLINK COMMENTS: No comments submitted.

NM GAS COMPANY COMMENTS: No comments submitted.

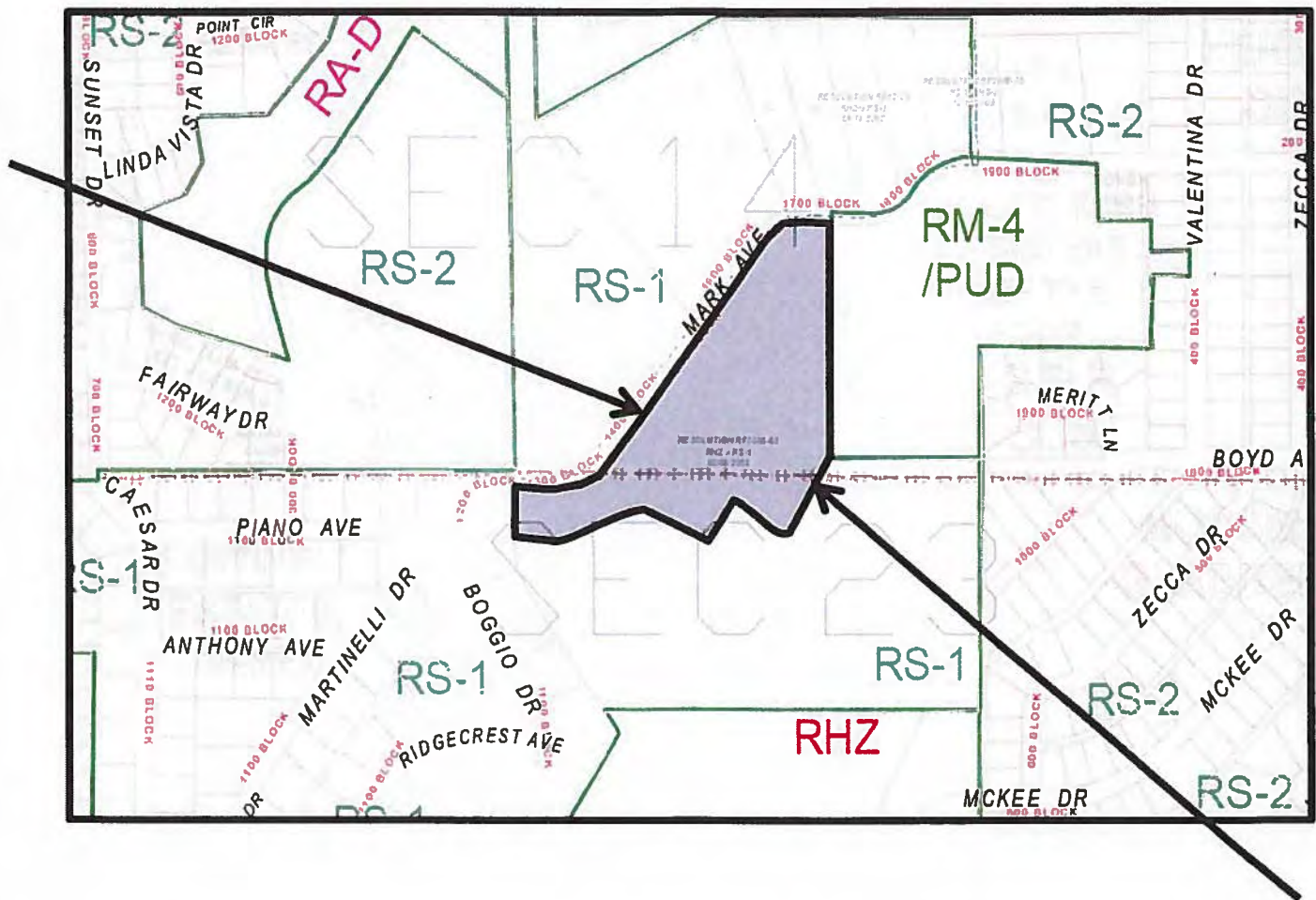
COMCAST COMMENTS: No comments submitted.

Request by Khalaf Investments, Inc. property owner, for Final Plat Approval of La Paloma Subdivision Unit One, containing 34 lots. The property is located south of Mark Avenue; more particularly described as unplatted parcels of land located in the NE ¼ of the NW ¼ of Section 23 and the SE ¼ of the SW ¼ of Section 14, T15N, R18W; containing 8.058 acres m/l.

and

For the rezoning of 34 lots in Unit One of the La Paloma Subdivision. The request is to rezone Lots 1 thru 22, Block 1 and Lots 1 thru 12, Block 2, La Paloma Subdivision Unit One, from Single Family Residential District (RS-1) to Single Family Residential District (RS-2)

Area Map

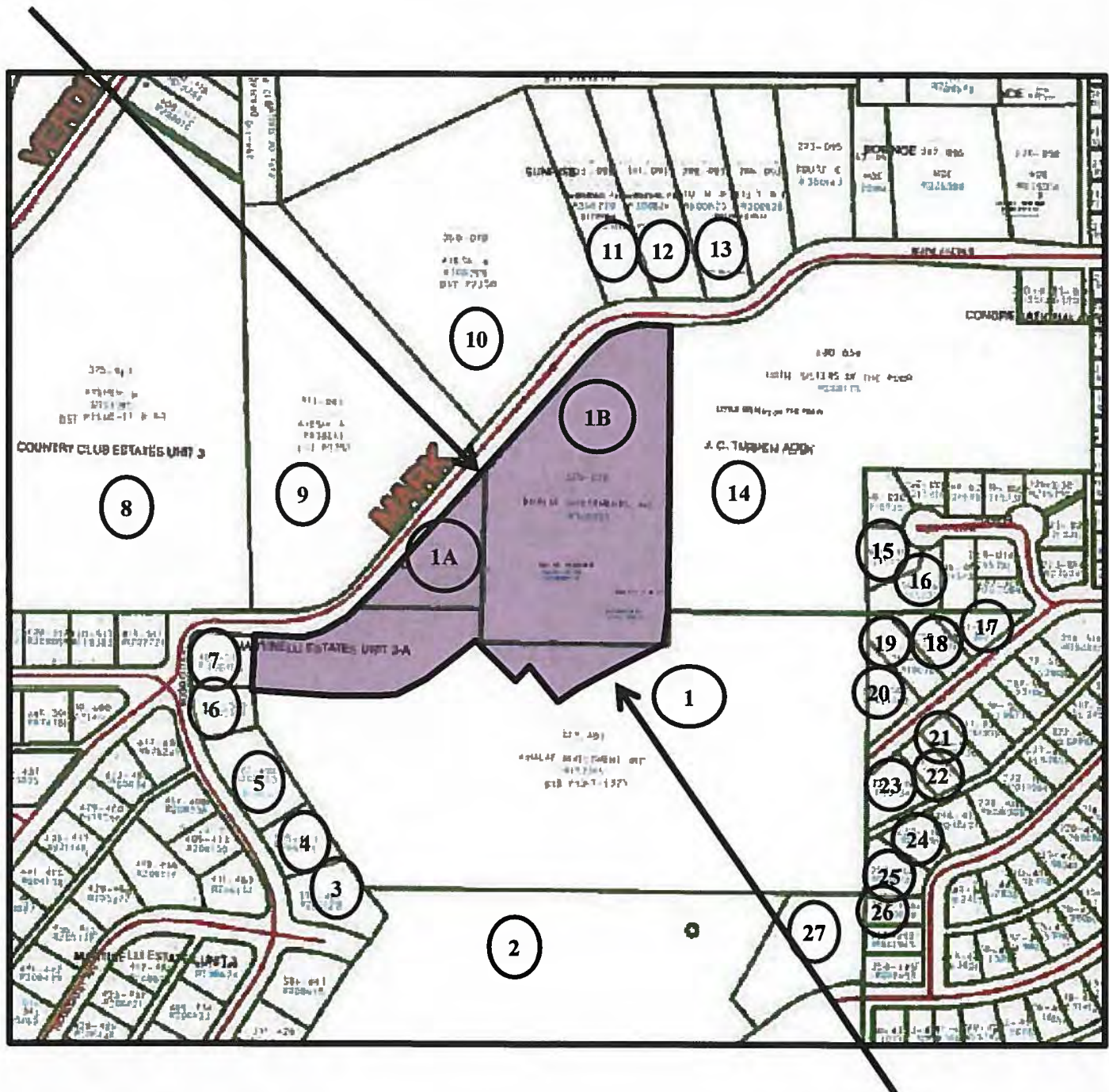


Request by Khalaf Investments, Inc. property owner, for Final Plat Approval of La Paloma Subdivision Unit One, containing 34 lots. The property is located south of Mark Avenue; more particularly described as unplatted parcels of land located in the NE ¼ of the NW ¼ of Section 23 and the SE ¼ of the SW ¼ of Section 14, T15N, R18W; containing 8.058 acres m/l.

and

For the rezoning of 34 lots in Unit One of the La Paloma Subdivision. The request is to rezone Lots 1 thru 22, Block 1 and Lots 1 thru 12, Block 2, La Paloma Subdivision Unit One, from Single Family Residential District (RS-1) to Single Family Residential District (RS-2)

Property Map



Request by Khalaf Investments, Inc., property owner,
for Final Plat Approval of La Paloma Subdivision Unit One, containing 34 Lots.
The property is located south of Mark Avenue; more particularly described as
unplatted parcels of land located in the NE ¼ of the NW ¼ of Section 23 and
the SE ¼ of the SW ¼ of Section 14, T15N, R18W; containing 23.3 acres m/l.

and

For the rezoning of 34 lots in Unit One of the La Paloma Subdivision. The request
is to rezone Lots 1 thru 22, Block 1 and Lots 1 thru 12, Block 2, La Paloma
Subdivision Unit One, from Single Family Residential District (RS-1) to Single
Family Residential District (RS-2)

ADDRESS LIST

- | | |
|--|--|
| 1. Khalaf Investments, Inc.
1603 W. Highway 66
Gallup, NM 87301-0000
Parcel 3, Situated in the N ½ of Sec.23 T15
R18, Cont. 16.56 Acs M/L
R152315 | 3. Jonathan C. Huesman
1111 Boggio Drive
Gallup, NM 87301-0000
Lot 5 Block 1, Martinelli Estates Sub. 3
R206129 |
| 1A. Parcel 2, Lying in the SW ¼ of Sec.14 T15
R18 and the NW ¼ of Sec.23 T15 R18,
Cont. 0.90 Acs M/L
R300706 | 4. Viren S. & Sangita V. Patel
P.O. Box 91720
Albuquerque, NM 87199-1720
Lot 4 Block 1, Martinelli Estates Unit #3
R206195 |
| 1B. Parcel 1, Lying in the SW ¼ of Sec.14 T15
R18 and the NW ¼ of Sec.23 T15 R18,
Cont. 5.42 Acs M/L
R300705 | 5. Danny Oweis
1107 Boggio Drive
Gallup, NM 87301-0000
Lots 2 & 3 Block 1, Martinelli Estates Unit #3
R208355 |
| 7. Lot 1 Martinelli Estates Unit #3
R300455 | 6. Ayed Awwad
1103 Boggio Drive
Gallup, NM 87301-0000
Lot 1 Block 1, Martinelli Estates Unit #3
R205394 |
| 2. Gallup Development Corporation
808 S. Boardman Drive
Gallup, NM 87301-0000
A Tract of Land Within 23 15 18, A/K/A
Tract 1-A Golf Course Sub. Unit #2 Cont.
84.252 Acs M/L
R056235 | 8. Harold L. Crass
P.O. Box 2473
Edgwood, NM 87015-2743
Tract 1, Cont. 13.1544 Acs M/L in SW ¼
SW ¼ of Sec.14 T15 R18, Country Club
Estates Unit 3
R039985 |
| 27. A Parcel of Land Within the NE ¼ NW ¼
Sec. 23 T15N R18W, N.M.P.M. Cont. 1.026
Acs M/L
R212637 | |

9. Ahmad Ayesh
105 W. Highway 66
Gallup, NM 87301-0000
Lot 1, Sunrise Subdivision, 6.3223
R638013
10. Lot 2, Sunrise Subdivision, 6.3223 Acs M/L
R300269
11. Lot 3A-1, Replat No.2 of Lot 3, Sunrise
Subdivision Cont. 1.33 Acs M/L
R300270
12. Chinedu P. Nweke & Cynthia Oluwnaisola
1709 E. Mark Avenue
Gallup, NM 87301-0000
Lot 3A-2, Replat of No.2 of Lot 3, Sunrise
Subdivision, Cont. 1.31Acs M/L
R300624
13. Ngai H. Soo Hoo & Xiao Yan Situ
2007 Revocable Trust
1715 Mark Avenue
Gallup, NM 87301-0000
Lot 3A-3, Replat No.2 of Lot 3, Sunrise
Subdivision, Cont.1.28 Acs M/L
R300625
14. Little Sisters of the Poor
1900 Mark Avenue
Gallup, NM 87301-0000
A tract of Land Cont. 11.138 Acs M/L in the
SE ¼ SW ¼ With Sec.14 T15 R18, aka J.C.
Turpen Addn., aka Tract A & B West of
Zecca Heights
R206175
15. Sharol Richards
1900 Meritt Lane
Gallup, NM 87301-0000
Lot 5, S & R Sub.
R215734
16. Jeff Johnson
3649 Cedar Run Road, Apt. 1604
Abilene, TX 79606-2484
Lot 4, S & R Sub.
R215733
17. James H. & Teresa A. Vinson
1811 Boyd Avenue
Gallup, NM 87301-4865
Lot 1, Block 6, Mossman Gladden Sub. No. 1
R008672
18. Michael T. & Johnnette M. Puckett
1809 Boyd Avenue
Gallup, NM 87301-0000
Lot 2, Block 6, Mossman Gladden Sub.
R138576
19. Patricia A. Kelley Revocable Trust
1807 Boyd Avenue
Gallup, NM 87301-4865
Lot 3, Block 6, Mossman Gladden Sub. No. 1
R019070
20. Bruna Bezek
P.O. Box 914
Gallup, NM 87305-0914
Lot 4, Block 6, Mossman Gladden Sub. No. 1
R621749
21. Dena Munoz
1806 Boyd Avenue
Gallup, NM 87301-4864
Lot 19, Block 5, Mossman Gladden Sub. No. 1
R026425
22. Valerie Jean Smith Caviggia
2372 Mystic Star Street
Henderson, NV 89044-4468
Lot 18, Block 5, Mossman Gladden Sub. No. 1
R653969
23. Yogash Kumar & Pratixa Patel
3304 W. Highway 66
Gallup, NM 87301-0000
Lot 17, Block 5, Mossman Gladden Sub. No. 1
R031046
24. Patricia M. Harper
610 Zecca Drive
Gallup, NM 87301-0000
Lot 12, Block 5, Mossman Gladden Sub. No. 1
R009199

25. Alvin O. & Ann L. Davis Revocable Trust
612 Zecca Drive
Gallup, NM 87301-0000
Lot 13, Block 5, Mossman Gladden Sub. No. 1
R008702
26. Stanley L. & Margaret Daugherty
614 Zecca Drive
Gallup, NM 87301-0000
Lot 14, Block 5, Mossman Gladden Sub. No. 1
R199648



January 26, 2017

Mayor Jackie McKinney
Councilor Linda Garcia, District 1
Councilor Allan Landavazo, District 2
Councilor Yogash Kumar, District 3
Councilor Fran Palochak, District 4

Maryann Ustick, City Manager
George W. Kozeliski, City Attorney

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Clyde (C.B.) Strain, Planning and Development Dir. 

REF: Case No. 16-00600004: request by Nash Khalaf, property owner, for a change in zoning designation from Single Family Residential (RS-1) Zoning District to Single Family Residential (RS-2) Zoning District.

BACKGROUND

Mr. Nash Khalaf, property owner, has petitioned the Gallup Planning and Zoning Commission for a change in zoning designation from Single Family Residential (RS-1) Zoning District to Single Family Residential (RS-2) Zoning District for the purpose of residential development. Said property is located directly south of Mark Avenue and directly west of Little Sisters of the Poor and are more particularly described as Lots 1 thru 22, Block 1 and Lots 1 thru 12, Block 2, La Paloma Subdivision Unit 1.

DISCUSSION

Subsection 10-4K-2B2 of the City of Gallup Land Development Standards states that amendments to the official zoning map which involve a particular area of land may be made by the Council on its own motion or upon request of the Planning and Zoning Commission, or the person or persons holding fifty one percent (51%) or more of the ownership of the area of land may request the Planning and Zoning Commission to amend the map upon a determination that there are sufficient grounds for the amendment. In this case property owner Nash Khalaf represents 100% ownership of the property proposed for rezone and as such is making the request for a zoning map amendment to the Planning and Zoning Commission.

Subject property is currently zoned Single Family Residential (RS-1) Zoning District. The property recently went through a major subdivision. Unit 1 of this subdivision is what is being proposed for rezone from Single Family Residential (RS-1) Zoning District to Single Family Residential (RS-2) Zoning District. The RS-2 zoning district has reduced lot sizes and setbacks which will allow for a higher density of single family development in this area. All lots within Unit 1 of said subdivision comply with all dimensional requirements for the Single Family Residential (RS-2) Zoning District.

FINDINGS

Section 10-4K-2A sets forth grounds and limitations for zoning map amendments as shown in exhibit "A". It is the findings of staff that because of the need for higher density affordable housing in the community the request meets the following grounds:

1. The social, economic or environmental interests of the general public good would be better served by the proposed zoning district than the existing one.

RESOLUTION NO. RP2017-05

A RESOLUTION [] GRANTING [] DENYING A REQUEST BY MR. NASH KHALAF, PROPERTY OWNER FOR A CHANGE IN ZONING DESIGNATION FOR CERTAIN DESCRIBED REAL PROPERTY FROM SINGLE FAMILY RESIDENTIAL (RS-1) ZONING DISTRICT TO SINGLE FAMILY RESIDENTIAL (RS-2) ZONING DISTRICT.

WHEREAS, Mr. Nash Khalaf, property owner, has petitioned the Gallup Planning and Zoning Commission for a zoning map amendment of certain described real property from Single Family Residential (RS-1) Zoning District to Single Family Residential (RS-2) Zoning District for Lots 1 thru 22, Block 1 and Lots 1 thru 12, Block 2, La Paloma Subdivision Unit 1, and being more particularly described as follows:

A TRACT OF LAND IN THE SW1/4 OF SECTION 14 AND THE NW1/4 OF SECTION 23, T15N, R18W, N.M.P.M. MCKINLEY COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE $\frac{1}{4}$ CORNER ON THE LINE COMMON TO SAID SECTIONS 14 AND 23, THENCE N89°43'11"W ALONG THE SOUTHERLY BOUNDARY OF THE LITTLE SISTER'S OF THE POOR PROPERTY A DISTANCE OF 427.72' TO THE "TRUE POINT OF BEGINNING" FOR THIS DESCRIPTION:

THENCE N0°02'17"E A DISTANCE OF 631.25' ALONG THE WESTERLY BOUNDARY OF THE LITTLE SISTER'S OF THE POOR PROPERTY TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF MARK AVE.;

THENCE N89°40'57"W, A DISTANCE OF 53.59' FOLLOWING THE SAID RIGHT-OF-WAY TO A POINT OF CURVE;

THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 190.29' FOR A LENGTH OF 167.20', A CHORD BEARING S65°13'08"W, AND A CHORD DISTANCE OF 161.87';

THENCE S39°51'51"W A DISTANCE OF 707.33' FOLLOWING THE SAID RIGHT-OF-WAY TO A POINT OF CURVE;

THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 214.56' FOR A DISTANCE OF 189.58', A CHORD BEARING S64°57'56"W, AND A CHORD DISTANCE OF 183.72';

THENCE S89°59'34"W, A DISTANCE OF 90.16' TO THE NORTHWEST CORNER OF THE DESCRIBED SUBDIVISION;

THENCE S00°05'19"E, A DISTANCE OF 118.93' LEAVING SAID RIGHT-OF-WAY AND BEING THE EASTERN BUNDARY OF MARTINELLI ESTATES SUBDIVISION UNIT 3A;

THENCE S05°59'51"E, A DISTANCE OF 10.44' BEING THE EASTERN BOUNDARY OF MARTINELLI ESTATES SUBDIVISION UNIT 3A;

THENCE LEAVING SAID EASTERN BUNDARY OF MARTINELLI ESTATES SUBDIVISION UNIT 3A.

N86°09'36"E, A DISTANCE OF 194.66';

THENCE N59°18'33"E, A DISTANCE OF 66.05';

THENCE N42°07'21"E, A DISTANCE OF 128.40';

THENCE S50°14'40"E, A DISTANCE OF 179.91';

THENCE N39°45'20"E, A DISTANCE OF 28.66';

THENCE S50°14'40"E, A DISTANCE OF 135.77';

THENCE N18°59'19"E, A DISTANCE OF 7.50';

THENCE N57°20'15"E, A DISTANCE OF 55.53';

THENCE N39°55'14"E, A DISTANCE OF 70.22';

THENCE N60°00'00"E, A DISTANCE OF 89.27';

THENCE N56°24'00"E, A DISTANCE OF 90.06';

THENCE N30°22'07"W, A DISTANCE OF 9.88';

THENCE N59°37'53"E, A DISTANCE OF 51.31';

THENCE S49°59'18"E, A DISTANCE OF 7.22' T THE POINT OF BEGINNING

HAVING A TOTAL AREA OF 8.058 ACRES; and

WHEREAS, Section 10-4K-2A of the City of Gallup Land Development Standards sets forth minimum grounds and limitations for zoning map amendments; and

WHEREAS, it is the findings of staff that the request meets the following grounds for approval:

1. The social, economic or environmental interests of the general public good would be better served by the proposed zoning district than the existing one; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission after notice as required by law; and

WHEREAS, the Planning and Zoning Commission deems it in the best interest of the public that this application be [] granted [] denied.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GALLUP, SITTING AS THE BOARD OF ADJUSTMENT, that:

1. The application, Case #16-00600004, for a change in zoning designation from Single Family Residential (RS-1) Zoning District to Single Family Residential (RS-2) Zoning District for certain described aforementioned real property is hereby [] granted [] denied.
2. The rezone if approved is subject to compliance with the regulations of the Single Family Residential (RS-2) Zoning District.
3. The rezone pertains only to the property described herein.

PASSED, ADOPTED AND APPROVED THIS 8TH DAY OF FEBRUARY 2017

CITY OF GALLUP, MCKINLEY COUNTY

BY: _____
KENT WILSON, CHAIRMAN
PLANNING AND ZONING COMMISSION

ATTEST:

Clyde (C.B.) Strain, Planning and Development Director
Secretary, Planning & Zoning Commission

APPLICATION FOR REZONING

(ZONE CHANGE)

AMENDMENTS TO THE OFFICIAL ZONING MAP OR TEXT OF THE ZONING ORDINANCE ARE INITIATED BY APPLICATION TO THE CITY ON PRESCRIBED FORMS. EACH APPLICATION FOR ANY AMENDMENT TO THE OFFICIAL ZONING MAP MUST BE ACCOMPANIED BY AN ACCURATE PLOT PLAN, SITE PLAN, BUILDING DEVELOPMENT PLAN, SKETCH PLAN, PROGRAM OR DEVELOPMENT, OR OTHER RELATED MATERIAL AND INFORMATION AS REQUIRED BY THE CITY. AFTER AN APPLICATION FOR AN AMENDMENT IS ADVERTISED FOR PUBLIC HEARING BY THE PLANNING & ZONING COMMISSION, ANOTHER APPLICATION FOR A CHANGE FOR THE SAME PROPERTY OF THE TEXT MAY NOT BE FILED WITHIN TWELVE (12) MONTHS FROM THE DATE OF FINAL ACTION BY THE GOVERNING BODY ON THE APPLICATION.

PROPERTY OWNER INFORMATION:

Name: KHALAF INVESTMENTS
Address: 11603 W Hwy 166 City: Gallup State: NM Zip Code: 87301
Telephone: 505-863-9345 Fax: _____

APPLICANT INFORMATION:

Name: SAKURA ENGINEERING AND SURVEYING
Address: 125 WEST MAIN ST. City: FARMINGTON State: NM Zip Code: 87401
Telephone: 505-564-2139 Fax: _____

SITE ADDRESS: Mark Ave LEGAL DESCRIPTION: Lot: _____ Block: _____ Subdivision: LA PALOMA
Other (if not lot and block): Blk 1, lots 1-22, Blk 2, lots 1-11
TOTAL SITE ACREAGE: 7.82 DESCRIPTION OF REQUESTED USE: _____

PRESENT ZONING DESIGNATION OF THE LAND: RS-1 REQUESTED ZONE CHANGE: RS-2

*PMU District may require submittal of a Master Plan. Check here ☐ if Master Plan is included.

REASON(S) FOR THE REQUESTED CHANGE: INCREASED LOT SIZE

**ATTACH A SITE PLAN OF THE PROPOSED DEVELOPMENT / PROJECT **

Print Property Owner's Name

Signature

Date

Paul F. Martin
Print Applicant's Name

Paul F. Martin
Signature

12-30-16
Date

O F F I C E U S E O N L Y

Pre-App. Confr. _____ Application & Fee Accepted by: RH (initial)

Fee Paid: \$ 325.00 Method of Payment: CK # 10079

Hearing Date: 2/8/2016 Case #: 16-00600004

Rec'd
12/30/2016



Sakura ㊦ Engineering & Surveying

December 29, 2016

City of Gallup
Planning and Zoning
Commission
Gallup, New Mexico

Re: La Paloma Subdivision Unit "1" Zone Change Request

Dear Commissioners:

Sakura Engineering and Surveying prepared plans and specifications for the above noted project which have been constructed in accordance with the Gallup's requirements. The preliminary plat has been submitted to the Cities Planning and Zoning Commission. In that meeting the zoning was discussed at some length. The change in zoning was determined to be in the best interest of both the City and the property owner. The size of the lots for a RS-2 of 6,000 sf is more appropriate for the neighborhood and surrounding density of existing lots. The Zoning for Phase 1 at that time would be changed from RS-1 to RS-2. The final plat has been submitted for review by the Commission and it would be appropriate to finalize the Zoning for Unit 1 (previously phase one) of the subdivision. Therefore, in accordance with the City of Gallup regulations we are submitting for a rezone of Lots 1 thru 22 Block 1 & lots 1 thru 12 in Block 2 of Unit 1, La Paloma Subdivision; from RS-1 to RS-2, Single Family Residential Zoning District.

Sincerely,

Paul F. Martin P.E.
CFO

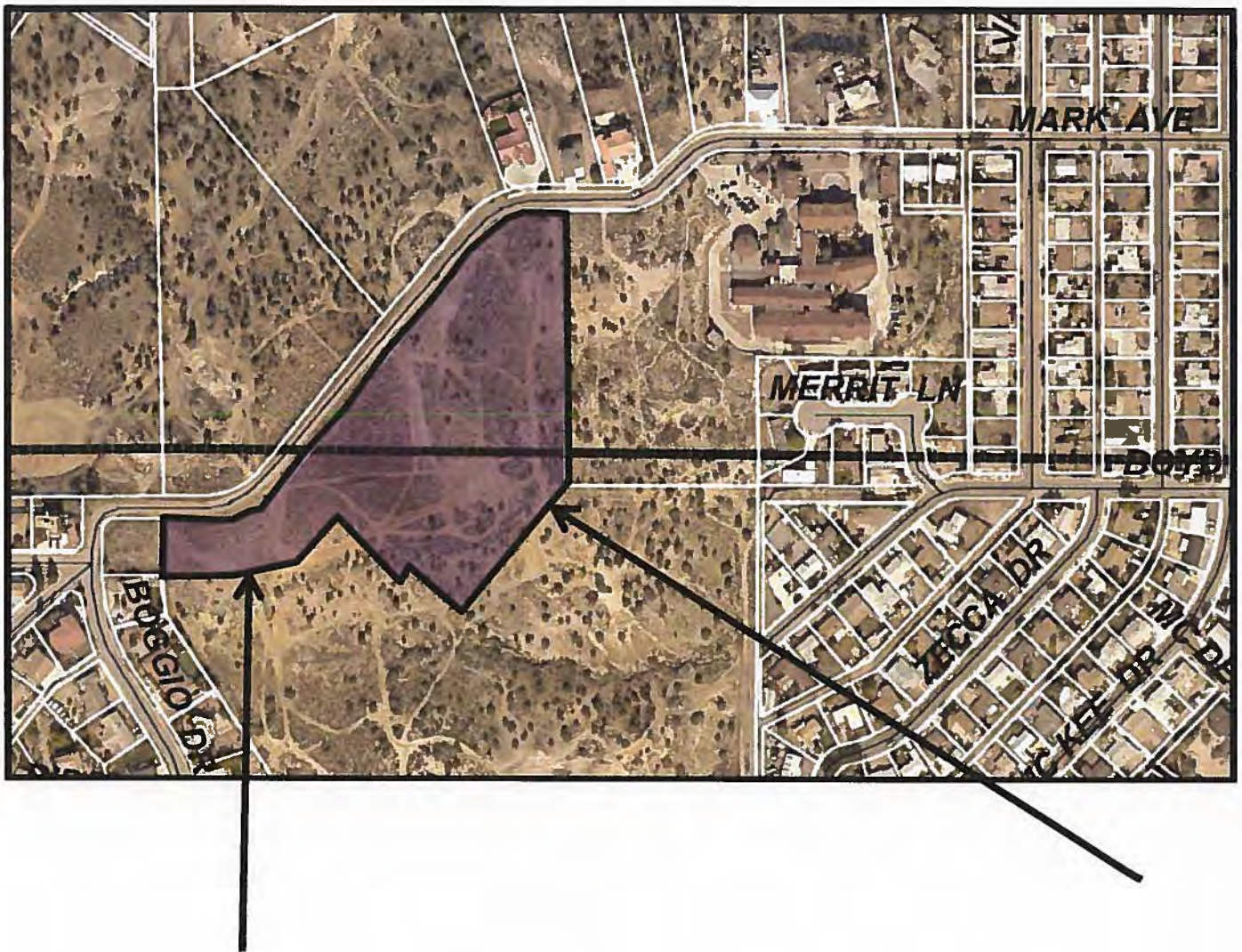
File #: 2013-310

Request by Khalaf Investments, Inc. property owner, for Final Plat Approval of La Paloma Subdivision Unit One, containing 34 lots. The property is located south of Mark Avenue; more particularly described as unplatted parcels of land located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23 and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, T15N, R18W; containing 8.058 acres m/l.

and

For the rezoning of 34 lots in Unit One of the La Paloma Subdivision. The request is to rezone Lots 1 thru 22, Block 1 and Lots 1 thru 12, Block 2, La Paloma Subdivision Unit One, from Single Family Residential District (RS-1) to Single Family Residential District (RS-2)

AERIAL IMAGERY



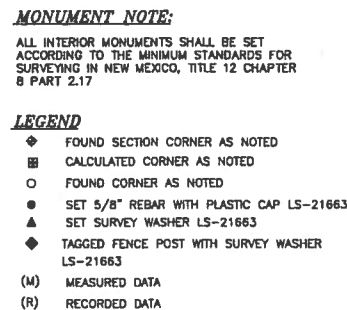
Request by Khalaf Investments, Inc. property owner, for Final Plat Approval of La Paloma Subdivision Unit One, containing 34 lots. The property is located south of Mark Avenue; more particularly described as unplatted parcels of land located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23 and the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, T15N, R18W; containing 8.058 acres m/l.

and

For the rezoning of 34 lots in Unit One of the La Paloma Subdivision. The request is to rezone Lots 1 thru 22, Block 1 and Lots 1 thru 12, Block 2, La Paloma Subdivision Unit One, from Single Family Residential District (RS-1) to Single Family Residential District (RS-2)

SITE PHOTO





OWNERSHIP
KHALAF INVESTMENTS
Contact: NASH KHALAF
905-853-9345
1603 W HWY. 66
Gallup, NM 87301

KNOW ALL MEN BY THESE PRESENT, THAT THE FOREGOING SUBDIVISION OF CERTAIN TRACTS OF LAND IN THE NE/4 OF THE NW/4 OF SECTION 23 AND THE SE/4 OF THE SW/4 OF SECTION 14, T15N, R18W, N.M.P.M., GALLUP, MCKINLEY COUNTY, NEW MEXICO AND BEING DESCRIBED AS FOLLOWS:

TRAC 1:

A TRACT OF LAND IN THE SW1/4 OF SECTION 14 AND THE NW1/4 OF SECTION 23, T15N, R18W, N.J.P.M., MCKINLEY COUNTY, NEW MEXICO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE 1/4 CORNER ON THE LINE COMMON TO SAID SECTIONS 14 AND 23 AND BEING THE TRUE POINT OF BEGINNING;

THENCE N89°43'11"W ALONG THE SOUTH BOUNDARY OF THE LITTLE SISTER'S OF THE POOR PROPERTY, A DISTANCE OF 427.72';

THENCE N02°01'7"E A DISTANCE OF 831.25' ALONG THE WEST BOUNDARY OF THE LITTLE SISTER'S OF THE POOR PROPERTY TO A POINT ON THE SOUTHERN RIGHT-OF-WAY OF MARK AVE.;

THENCE N89°40'37"W, A DISTANCE OF 53.59' FOLLOWING THE SAID RIGHT-OF-WAY TO A POINT OF CURVE;

THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 165.79', A CHORD BEARING S65°9'34"W, AND A CHORD DISTANCE OF 140.58';

THENCE S39°51'51"W A DISTANCE OF 707.33' FOLLOWING THE SAID RIGHT-OF-WAY TO A POINT OF CURVE;

THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 214.58', A CHORD BEARING S84°57'56"W, AND A CHORD DISTANCE OF 183.72';

THENCE S89°59'35"W, A DISTANCE OF 90.18' TO THE NORTHWEST CORNER OF THE DESCRIBED SUBDIVISION;

THENCE S00°05'28"E, A DISTANCE OF 118.88' LEAVING SAID ROW AND BEING THE EASTERN BOUNDARY OF MARTINELLI ESTATES SUBDIVISION UNIT 3;

THENCE S05°59'51"E, A DISTANCE OF 10.44' BEING THE EASTERN BOUNDARY OF MARTINELLI ESTATES SUBDIVISION UNIT 3;

THENCE LEAVING SAID EASTERN BOUNDARY OF MARTINELLI ESTATES SUBDIVISION UNIT 3, N08°09'36"E, A DISTANCE OF 194.68';

THENCE N59°18'33"E, A DISTANCE OF 66.05';

THENCE N42°7'21"E, A DISTANCE OF 128.40';

THENCE S50°14'40"E, A DISTANCE OF 179.91';

THENCE N38°45'20"E, A DISTANCE OF 101.44';

THENCE S50°14'40"E, A DISTANCE OF 149.92';

THENCE N38°55'14"E, A DISTANCE OF 57.39';

THENCE N60°00'00"E, A DISTANCE OF 89.27';

THENCE N58°24'00"E, A DISTANCE OF 90.06';

THENCE N30°22'7"W, A DISTANCE OF 9.86';

THENCE N59°37'53"E, A DISTANCE OF 51.31';

THENCE S49°38'04"E, A DISTANCE OF 7.25' TO THE POINT OF BEGINNING.

1,014,702.7562 SQ. FT.
23.2944 AC.
UNIT ONE = 7.82 AC.

R-1 INHERITANCE DEED FOR ISLAHU INVESTMENTS, RECORDED ON JUNE 02, 2008, IN DOCUMENT NUMBER 349211 AT THE MCQUEENY COUNTY, NEW MEXICO CLERKS OFFICE.
INHERITANCE DEED FOR ISLAHU INVESTMENTS, RECORDED ON APRIL 24, 2007, IN BOOK 25 AT PAGE 7255 AT THE MCQUEENY COUNTY, NEW MEXICO CLERKS OFFICE.
R-2 SURRENDER, SUBROVISION TO THE CITY OF CULLMAN ON DECEMBER 14, 2000, IN BOOK 17 AT PAGE 7082 AT THE MCQUEENY COUNTY, NEW MEXICO CLERKS OFFICE.
R-3 REPEAT NO. 3 OF LOT 3 SURRENDER SUBROVISION, RECORDED ON APRIL 28, 2003, IN BOOK 24 AT PAGE 5618 AT THE MCQUEENY COUNTY, NEW MEXICO CLERKS OFFICE.
R-4 MARTINELLI ESTATES SUBROVISION UNIT 3-A, RECORDED ON JANUARY 24, 1990, IN DOCUMENT NUMBER 2,35,515 AT THE MCQUEENY COUNTY, NEW MEXICO CLERKS OFFICE.
R-5 MOSSMAN-GLADEN SUBROVISION NO. 1, RECORDED ON JULY 26, 1950, IN MAP NUMBER G-510 AT THE MCQUEENY COUNTY, NEW MEXICO CLERKS OFFICE.
R-6 MOSSMAN-GLADEN SUBROVISION NUMBER ONE REPEAT, RECORDED ON FEBRUARY 17, 1961, IN DOCUMENT NUMBER 81271.
R-7 MARTINELLI ESTATES SUBROVISION UNIT 3, RECORDED ON DECEMBER 27, 1982, IN DOCUMENT NUMBER 208,943 AT THE MCQUEENY COUNTY, NEW MEXICO CLERKS OFFICE.

1. THE OWNERS ARE RESPONSIBLE FOR GETTING PERMITS FOR LAND DISTURBANCE FROM THE ENVIRONMENTAL PROTECTION AGENCY.
2. SUBJECT TO ANY AND ALL EASEMENTS AND SERVITUDES, PUBLIC OR PRIVATE, OF WHATSOEVER KIND OR NATURE, IN EXISTENCE AT THE DATE HEREOF.
3. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO ALL OWNERS OF PROPERTY ADJACENT SAID EASEMENTS, THEIR HEIRS, SUCCESSORS AND/OR ASSIGNS.
4. THE WORD "CERTIFY" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE INFORMATION AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE.
5. THE OWNERS ARE RESPONSIBLE FOR SUPPLYING ALL REQUIRED MAPS TO THE UTILITY DEPARTMENTS FOR UTILITIES TO BE GRANTED AND SUPPLIED.
6. ACCORDING TO THE FLOOD PLACEMENT RATE MAP, WITHIN MAP NUMBER 3300043 EFFECTIVE DATE FEBRUARY 12, 1978, THIS PROPERTY DOES NOT LIE WITHIN ANY DESIGNATED SPECIAL FLOOD AREA.

ANY DEVELOPER, OWNER, OR CONTRACTOR CAUSING LAND DISTURBANCE OR CONSTRUCTION ACTIVITIES WITHIN THIS DEVELOPMENT MUST COMPLY WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER PROGRAM, AS REGULATED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA) IN COOPERATION WITH A CONSTRUCTION GENERAL PERMIT (CGP), WHICH DEPENDS ON THE NUMBER AND SIZE OF THE LOTS INCLUDING PREPARING AND IMPLEMENTING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP). IT IS THE RESPONSIBILITY OF EACH DEVELOPER, OWNER, AND CONTRACTOR TO KNOW THE REGULATIONS INVOLVED WITH THE SWPPP PROCESS. SAYLORA ENGINEERING & SURVEYING, INC. ASSUMES NO LIABILITY OR RESPONSIBILITY FOR THE COMPLIANCE WITH THIS REGULATION.

HAVING A TOTAL AREA OF 7.82 ACRES.

NOW SURVEYED AND PLATTED AS SHOWN HEREON, SAID SUBDIVISION COMPRISING THE TRACT KNOWN AS UNIT ONE OF THE LA PALOMA SUBDIVISION TO THE CITY OF GALLUP, MCKINLEY COUNTY, NEW MEXICO CONTAINING 7.828 ACRES MORE OR LESS, AS APPEARS ON THIS PLAT TO WHICH THIS DEDICATION IS ATTACHED AND MADE A PART HEREOF AND THIS PLAT HAS BEEN SUBMITTED TO THE COUNTY CLERK OF SAID COUNTY FOR RECORD AND THE COUNTY CLERK HAS RECORDED THE SAME. THE UNDERSIGNED OWNERS, ELECTRIC, TELEPHONE, GAS, WATER, SEWER, AND CABLE TELEVISION FACILITIES AND OTHER FRANCHISED PUBLIC UTILITIES WILL BE INSTALLED UNDERGROUND OR OVERHEAD, IN OR ON THE SURFACES OF THE TRACT SHOWN HEREON, AND THE SAME SHALL BE INSTALLED AT THE UNDERSIGNED OWNERS' FOLIO. ALL INSTALLATIONS SHALL CONFORM WITH THE APPLICABLE LOCAL CODES IN EFFECT. THE STREETS, ALLEYS, PUBLIC WAYS, RIGHT OF WAYS, AND OTHER PUBLIC PROPERTY AS SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR ITS USE FOREVER. THE EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE DEDICATED TO THE PUBLIC FOR ITS USE FOREVER. THE UNDERSIGNED UNDERGROUND CABLES, POLES, ANCHORS, CONDUCTORS, CONDUITS, TRANSFORMER INSTALLATION (INCLUDING PADMOUNT AND CONVENTIONAL), PULLBOCKS, MANHOLES, SERVICE FACILITIES, AND ALL OTHER NECESSARY EQUIPMENT FOR AN UNDERGROUND OR AERIAL DISTRIBUTION SYSTEM, TOGETHER WITH THE RIGHT OF WAY THEREFOR, ARE HEREBY DEDICATED TO THE PUBLIC FOR ITS USE FOREVER. THE INSTALLATION, OPERATION, INSPECTION, REPAIR, MAINTENANCE, REPLACEMENT, AND RENEWAL THEREOF AND ALSO THE RIGHT TO TRIM INTERFERING TREES AND SHRUBS. PERMANENT STRUCTURES WILL NOT BE PERMITTED ON OR OVER ANY EASEMENT, FENCES, SIDEWALKS, AND DRIVEWAYS ARE HEREBY DEDICATED TO THE PUBLIC FOR ITS USE FOREVER. THIS DEDICATION, I, THE UNDERSIGNED OWNER, WITH FREE CONSENT, HEREBY SET MY HAND AND SEAL.

1) BLOCKS 1 and 2 TO RS-2 ZONE

PUD PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT
RS-1 SINGLE FAMILY RESIDENTIAL DISTRICT
RS-2 SINGLE FAMILY RESIDENTIAL DISTRICT
RH2 RURAL HOLDING ZONE
RM4 MULTIPLE FAMILY RESIDENTIAL - MIXED USE DISTRICT

1) ZONE DESIGNATION RS-2
a) SETBACK RESTRICTIONS
FRONT- 20.00 FEET
REAR- 20.00 FEET
SIDE- 5.00 FEET
b) 35.0 FEET HEIGHT RESTRICTIONS.

PER CITY OF GALLUP LAND DEVELOPMENT STANDARD 10-4B-1-D.

APR 30 2016
CITY OF GALLUP
PLANNING DEPARTMENT
BY: nha TIME: 10:00

125 WEST MAIN STREET FARMINGTON, NEW MEXICO 87401

INDEXING INFORMATION FOR COUNTY CLERK	PROJECT INFORMATION
OWNER KHALAF INVESTMENTS	PROJECT No. 2013-31
SECTION 14&23 T 15 N R 18 W	DRAWN BY: SAM/SDB
LA PALOMA	CHECKED BY: SAM
DATE OF FIELD WORK AUGUST 2013	DATE: DECEMBER 29, 2013

Z:\A. Project Files\A. Projects\C. Subdivision and Long-term Projects\2013\2013--310 KHAIF INVESTMENTS_CALLUP\Zone Change

January 3, 2017

MEMORANDUM

TO: GALLUP TASK FORCE {GTF}

- C.B. Strain, Community Planner
- Stan Henderson, Executive Director, Public Works Division
- Dennis Romero, Executive Director, GWSD
- Ernest Thompson, GWSD Water/Waste Water Superintendent
- Adrian Marrufo, GWSD Solid Waste Superintendent
- Marita Joe, Electrical Engineer Tech II
- Jacob Lacroix, GFD, Fire Inspector
- Diane Willato, CenturyLink Engineer
- Irma Bustamante, NM Gas Co. Distribution Superintendent
- John Ortiz, Comcast Superintendent

FROM: /s/ Roman J. Herrera

Roman J. Herrera, Development Review Coordinator

cc: Richard Matzke, Electric Director

CASE #: 16-00600004
PROJECT NAME: Re-Zone – RS-1 to RS-2
PROPERTY OWNER: Khalaf Investments
PROJECT LOCATION: La Paloma Subdivision – Unit 1
DESCRIPTION: Re-Zone: The owner/developer is requesting a zone change as a part of his final plat for Unit 1. He is requesting that Lots 1 thru 22 in Block 1 & Lots 1 thru 12 in Block 2, be rezoned from Single Family Residential District RS-1 to Single Family Residential District RS-2, to better serve the developer's needs. This request for re-zone will be scheduled to go before the Planning & Zoning Commission, any conditions for approval should be included in staff recommendation to the Commission.
ELECTRONIC COMMENTS ARE DUE: 13 JANUARY 2017

A TASK FORCE MEETING HAS NOT BEEN SCHEDULED.

COMMUNITY PLANNER COMMENTS:

P1.) Rezone of property from Single Family Residential (RS-1) Zoning District to Single Family Residential (RS-2) Zoning District is to accommodate Unit 1 of the new La Paloma Subdivision. Staff supports rezone request.

CITY ENGINEER COMMENTS: No concerns noted with Re-Zone.

GWSD CHIEF ENGINEER COMMENTS: No comments received.

WATER DEPARTMENT COMMENTS: No issues with Rezone

WASTEWATER DEPARTMENT COMMENTS: No issues with Rezone

ELECTRIC DEPARTMENT COMMENTS: No comments received.

FIRE DEPARTMENT COMMENTS: No issues

SOLID WASTE COMMENTS: No issues with Rezone

CENTURYLINK COMMENTS: No comments received.

NM GAS COMPANY COMMENTS: No comments received.

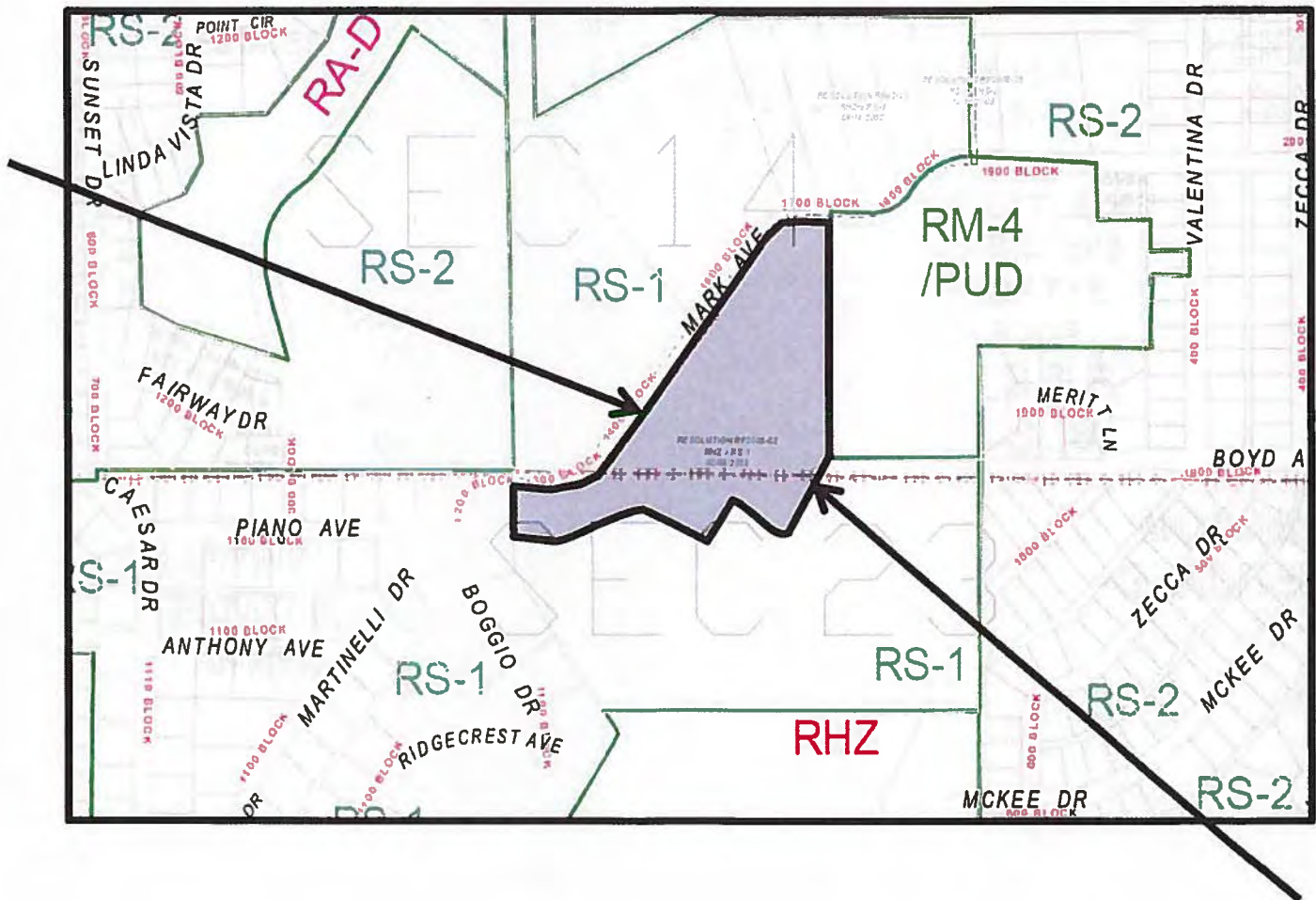
COMCAST COMMENTS: No comments received.

Request by Khalaf Investments, Inc. property owner, for Final Plat Approval of La Paloma Subdivision Unit One, containing 34 lots. The property is located south of Mark Avenue; more particularly described as unplatted parcels of land located in the NE ¼ of the NW ¼ of Section 23 and the SE ¼ of the SW ¼ of Section 14, T15N, R18W; containing 8.058 acres m/l.

and

For the rezoning of 34 lots in Unit One of the La Paloma Subdivision. The request is to rezone Lots 1 thru 22, Block 1 and Lots 1 thru 12, Block 2, La Paloma Subdivision Unit One, from Single Family Residential District (RS-1) to Single Family Residential District (RS-2)

Area Map

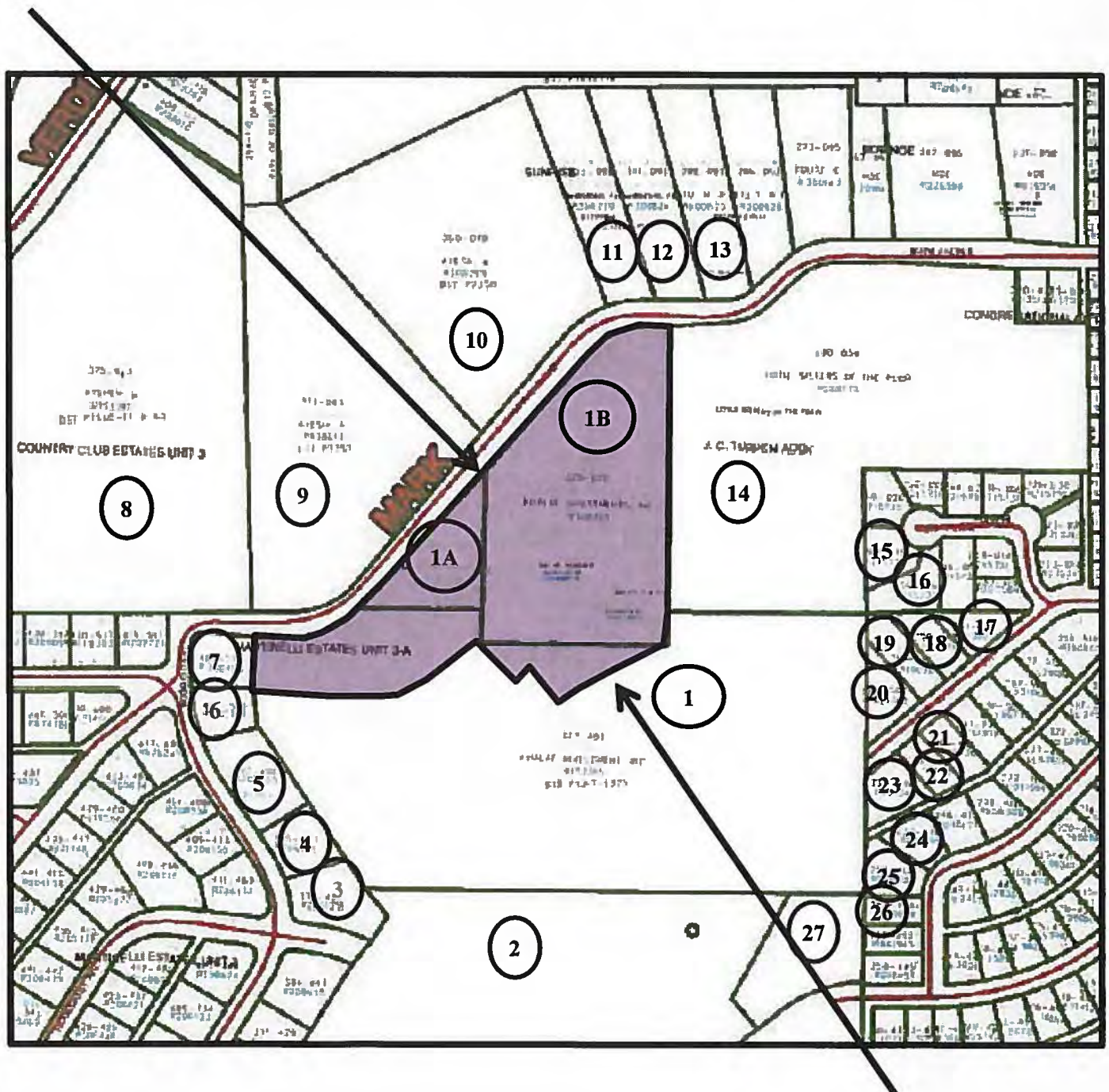


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and

For the rezoning of 34 lots in Unit One of the La Paloma Subdivision. The request is to rezone Lots 1 thru 22, Block 1 and Lots 1 thru 12, Block 2, La Paloma Subdivision Unit One, from Single Family Residential District (RS-1) to Single Family Residential District (RS-2)

Property Map



Request by Khalaf Investments, Inc., property owner,
for Final Plat Approval of La Paloma Subdivision Unit One, containing 34 Lots.
The property is located south of Mark Avenue; more particularly described as
unplatted parcels of land located in the NE ¼ of the NW ¼ of Section 23 and
the SE ¼ of the SW ¼ of Section 14, T15N, R18W; containing 23.3 acres m/l.

and

For the rezoning of 34 lots in Unit One of the La Paloma Subdivision. The request
is to rezone Lots 1 thru 22, Block 1 and Lots 1 thru 12, Block 2, La Paloma
Subdivision Unit One, from Single Family Residential District (RS-1) to Single
Family Residential District (RS-2)

ADDRESS LIST

- | | | |
|-----|---|--|
| 1. | Khalaf Investments, Inc.
1603 W. Highway 66
Gallup, NM 87301-0000
Parcel 3, Situated in the N ½ of Sec.23 T15
R18, Cont. 16.56 Acs M/L R152315 | Lot 5 Block 1, Martinelli Estates Sub. 3
R206129 |
| 1A. | Parcel 2, Lying in the SW ¼ of Sec.14 T15
R18 and the NW ¼ of Sec.23 T15 R18,
Cont. 0.90 Acs M/L
R300706 | 4. Viren S. & Sangita V. Patel
P.O. Box 91720
Albuquerque, NM 87199-1720
Lot 4 Block 1, Martinelli Estates Unit #3
R206195 |
| 1B. | Parcel 1, Lying in the SW ¼ of Sec.14 T15
R18 and the NW ¼ of Sec.23 T15 R18,
Cont. 5.42 Acs M/L
R300705 | 5. Danny Oweis
1107 Boggio Drive
Gallup, NM 87301-0000
Lots 2 & 3 Block 1, Martinelli Estates Unit #3
R208355 |
| 7. | Lot 1 Martinelli Estates Unit #3
R300455 | 6. Ayed Awwad
1103 Boggio Drive
Gallup, NM 87301-0000
Lot 1 Block 1, Martinelli Estates Unit #3
R205394 |
| 2. | Gallup Development Corporation
808 S. Boardman Drive
Gallup, NM 87301-0000
A Tract of Land Within 23 15 18, A/K/A
Tract 1-A Golf Course Sub. Unit #2 Cont.
84.252 Acs M/L
R056235 | 8. Harold L. Crass
P.O. Box 2473
Edgwood, NM 87015-2743
Tract 1, Cont. 13.1544 Acs M/L in SW ¼
SW ¼ of Sec.14 T15 R18, Country Club
Estates Unit 3
R039985 |
| 27. | A Parcel of Land Within the NE ¼ NW ¼
Sec. 23 T15N R18W, N.M.P.M. Cont. 1.026
Acs M/L R212637 | 9. Ahmad Ayesh
105 W. Highway 66
Gallup, NM 87301-0000
Lot 1, Sunrise Subdivision, 6.3223
R638013 |
| 3. | Jonathan C. Huesman
1111 Boggio Drive
Gallup, NM 87301-0000 | |

10. Lot 2, Sunrise Subdivision, 6.3223 Acs M/L
R300269
11. Lot 3A-1, Replat No.2 of Lot 3, Sunrise
Subdivision Cont. 1.33 Acs M/L
R300270
12. Chinedu P. Nweke & Cynthia Oluwnaisola
1709 E. Mark Avenue
Gallup, NM 87301-0000
Lot 3A-2, Replat of No.2 of Lot 3, Sunrise
Subdivision, Cont. 1.31 Acs M/L
R300624
13. Ngai H. Soo Hoo & Xiao Yan Situ
2007 Revocable Trust
1715 Mark Avenue
Gallup, NM 87301-0000
Lot 3A-3, Replat No.2 of Lot 3, Sunrise
Subdivision, Cont. 1.28 Acs M/L
R300625
14. Little Sisters of the Poor
1900 Mark Avenue
Gallup, NM 87301-0000
A tract of Land Cont. 11.138 Acs M/L in the
SE ¼ SW ¼ With Sec.14 T15 R18, aka J.C.
Turpen Addn., aka Tract A & B West of
Zecca Heights
R206175
15. Sharol Richards
1900 Meritt Lane
Gallup, NM 87301-0000
Lot 5, S & R Sub.
R215734
16. Jeff Johnson
3649 Cedar Run Road, Apt. 1604
Abilene, TX 79606-2484
Lot 4, S & R Sub.
R215733
17. James H. & Teresa A. Vinson
1811 Boyd Avenue
Gallup, NM 87301-4865
Lot 1, Block 6, Mossman Gladden Sub. No. 1
R008672
18. Michael T. & Johnnette M. Puckett
1809 Boyd Avenue
Gallup, NM 87301-0000
Lot 2, Block 6, Mossman Gladden Sub.
R138576
19. Patricia A. Kelley Revocable Trust
1807 Boyd Avenue
Gallup, NM 87301-4865
Lot 3, Block 6, Mossman Gladden Sub. No. 1
R019070
20. Bruna Bezek
P.O. Box 914
Gallup, NM 87305-0914
Lot 4, Block 6, Mossman Gladden Sub. No. 1
R621749
21. Dena Munoz
1806 Boyd Avenue
Gallup, NM 87301-4864
Lot 19, Block 5, Mossman Gladden Sub. No. 1
R026425
22. Valerie Jean Smith Caviggia
2372 Mystic Star Street
Henderson, NV 89044-4468
Lot 18, Block 5, Mossman Gladden Sub. No. 1
R653969
23. Yogash Kumar & Pratixa Patel
3304 W. Highway 66
Gallup, NM 87301-0000
Lot 17, Block 5, Mossman Gladden Sub. No. 1
R031046
24. Patricia M. Harper
610 Zecca Drive
Gallup, NM 87301-0000
Lot 12, Block 5, Mossman Gladden Sub. No. 1
R009199
25. Alvin O. & Ann L. Davis Revocable Trust
612 Zecca Drive
Gallup, NM 87301-0000
Lot 13, Block 5, Mossman Gladden Sub. No. 1
R008702
26. Stanley L. & Margaret Daugherty
614 Zecca Drive
Gallup, NM 87301-0000
Lot 14, Block 5, Mossman Gladden Sub. No. 1
R199648

Summary of City Council Actions

February 2017

January 24th, 2017:

Case # 16-01000002: Vacation request by Samuel SooHoo on Behalf of Viro Corporation, to vacate the undeveloped portions of Barbara Avenue and Truman Street for future Development

Approved (Ordinance No. S2017-3)

CITY OF GALLUP
PLANNING & ZONING DEPARTMENT
110 W. AZTEC AVENUE
GALLUP, NM 87301
(505) 863 - 1240

MONTHLY COMPILATION OF PERMITS ISSUED

CITY OR COUNTY: GALLUP, MCKINLEY COUNTY, NM		MAILING ADDRESS: P.O. BOX 1270, GALLUP, NEW MEXICO 87305		
DESCRIPTION	MONTH OF : JANUARY		YEAR TO DATE: 2017	
	NUMBER OF PERMITS	VALUATION	NUMBER OF PERMITS	VALUATION
NEW SINGLE FAMILY DWELLINGS	0	\$ -	0	\$ -
RESIDENTIAL ADDITIONS / ALTERATIONS	2	\$ 5,800.00	2	\$ 5,800.00
RESIDENTIAL STORAGE SHED	0	\$ -	0	\$ -
RESIDENTIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
RESIDENTIAL SITE PERMITS	0	\$ -	0	\$ -
NEW COMMERCIAL BUILDINGS	0	\$ -	0	\$ -
COMMERCIAL ADDITIONS / ALTERATIONS	1	\$ 7,500.00	1	\$ 7,500.00
COMMERCIAL STORAGE SHED	0	\$ -	0	\$ -
COMMERCIAL GARAGES & CARPORTS	0	\$ -	0	\$ -
COMMERCIAL SITE PERMITS	0	\$ -	0	\$ -
NEW CHURCHES	0	\$ -	0	\$ -
CHURCH ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
RE-STUCCO / SIDING	0	\$ -	0	\$ -
NEW ASPHALT / ASPHALT OVERLAY / STRIPING	1	\$ 21,000.00	1	\$ 21,000.00
EXCAVATION / GRADING	0	\$ -	0	\$ -
NEW APARTMENTS	0	\$ -	0	\$ -
APARTMENT ADDITIONS / ALTERATIONS	0	\$ -	0	\$ -
HOTELS / MOTELS	0	\$ -	0	\$ -
ROOF REPAIR	4	\$ 21,804.00	4	\$ 21,804.00
DEMOLITION	1	\$ 31,126.00	1	\$ 31,126.00
FENCE / RETAINING WALL	0	\$ -	0	\$ -
FOUNDATION ONLY - CHARGE	0	\$ -	0	\$ -
FOUNDATION ONLY - NO CHARGE	0	\$ -	0	\$ -
SWIMMING POOLS	0	\$ -	0	\$ -
DECKS	0	\$ -	0	\$ -
TOTAL PERMITS	9	\$ 87,230.00	9	\$ 87,230.00
TOTAL FEES	\$	1,894.28	\$	1,894.28

PLANNING & ZONING DEPARTMENT
MONTHLY COMPILATION OF PERMITS ISSUED
JANUARY 2017

DATE ISSUED	PERMIT #	OWNER / BUSINESS	CONTRACTOR	SITE ADDRESS	PERMIT TYPE	BLDG. & ZONING FEES	VALUATION
1/9/17	16-379	CITY OF GALLUP	G.W.C. CONSTRUCTION	405 1/2 W. HILL AVE.	RESIDENTIAL DEMOLITION	\$ 476.13	\$ 31,126.00
1/9/17	17-2	GEORGE ANAST	HOMEOWNER	3314 CINIZA DR.	RESIDENTIAL ALTERATION	\$ 74.45	\$ 1,800.00
1/12/17	16-327	PLAZA DEL NORTE, INC.	SKYWEST DEVELOPMENT, INC.	1235 US HIGHWAY 491	NEW ASPHALT	\$ 702.25	\$ 21,000.00
1/13/17	17-1	JANITHA HOWELL	NESSCO DESIGNS, LLC	304 COUNTRY CLUB DR.	RESIDENTIAL MINOR ALTERATIONS	\$ 78.00	\$ 4,000.00
1/17/17	17-4	POW WOW INDIAN JEWELERY	DOMINGUEZ CONSTRUCTION	1821 W. HIGHWAY 66	COMMERCIAL RE-ROOF	\$ 88.00	\$ 3,296.00
1/20/17	17-5	SHERWOOD STAUDER	PRIETO CONSTRUCTION	503 E. GREEN AVE.	RESIDENTIAL RE-ROOF	\$ 105.00	\$ 6,508.00
1/1/17	17-6	LARRY & FRANCES ADAKAI	GALLUP ROOFING, INC.	1603 HELENA DR.	RESIDENTIAL RE-ROOF	\$ 105.00	\$ 7,000.00
1/26/17	17-8	GEORGE ATHENS	AUTO GLASS & CONSTRUCTION	1203 E. HIGHWAY 66	COMMERCIAL ALTERATION	\$ 178.45	\$ 7,500.00
1/30/17	17-9	AMBER PANNETA	VAY CONSTRUCTION, LLC	307 ZECCA DR.	RESIDENTIAL RE-ROOF	\$ 87.00	\$ 5,000.00
TOTAL:						\$ 1,894.28	\$ 87,230.00

2 RESIDENTIAL ADDITIONS / ALTERATIONS
1 COMMERCIAL ADDITIONS / ALTERATIONS
1 NEW ASPHALT / ASPHALT OVERLAY
4 ROOF REPAIR
1 DEMOLITION

9

TOTAL PERMITS